Davidson County DEEDWARR
Recvd: 11/04/02 10:35 2pgs
Fees:13.00 Taxes:1146.63

20021104-0134836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

My Commission Expires JUN 21, 2003

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thaddaus Gantt and Donnella Zambezi	SAME	Map 171-12A-0
(NAME) 6028 Ridge Farm Place	(NAME)	Parcel 050.00
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CRAIG E. NEWBY AND WIFE, CAROLYN S. NEWBY**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **THADDAUS GANTT AND DONNELLA ZAMBEZI**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 49, on the plat of Section Two of the Addition to Brelan Park at Saddlewood, as shown by plat appearing of record in Plat Book 7900, page 963, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Craig E. Newby and wife, Carolyn S. Newby by Warranty Deed of record in Records Book 9817, page 586, said Register's Office.

This conveyance is subject to the following: Restrictions of record in Book 8891, page 850, Book 9462, page 398 amended and restated first supplements in Book 9480, page 387 and second supplement in Book 9670, page 494; By-Laws in Book 8891, page 869; Code Agreement in Book 6012, page 981; Easement for Sanitary Sewer and/or Storm drainage in Book 7883, page 311; Charter in Book 9462, page 547; Conveyance of Open Space in Book 10370, page 281; Storm Water Detention Agreement in Book 9401, page 827 and, any and all matters as shown on plat of record in Plat Book 7900, page 963; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 6028 Ridge Farm Place, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of October, 2002.

Craig E. Newby

Carolyn S. Newby

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Craig E. Newby and wife, Carolyn S. Newby who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of October, 2002.

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076