19140

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/02 15:48 2pgs
Fees:13.00 Taxes:854.70
20021118-0142903

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $231,000.00.

Marianne W. Williams
*Affiant*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF NOVEMBER, 2002.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19140SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Marianne W. Williams<br>1100 Langley Place<br>Brentwood, TN 37027 | SouthTrust Mortgage<br>5409 Maryland Way, Suite 100<br>Brentwood, TN 37027 | 171-03-A-157 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Melissa R. Hall, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Marianne W. Williams, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Fredericksburg, Section 6-A, a Planned Unit Development, of record in Book 9700, page 150, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Melissa R. Hall, a married person, by Deed from Charles A. Hutson, unmarried, of record in Book 11589, page 859, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated and paid by the Grantor. 2003 Davidson County taxes are assumed by the Grantees; and
2. All matters as shown on the Boundary Plan of Fredericksburg of record in Plat Book 9700, page 509, and the Plan of record in Book 9700, page 150, Register's Office for Davidson County, Tennessee; and
3. Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10694, page 541, and By-Laws appended thereto in Book 8920, page 45, and Book 10694, page 539, in said Register's Office; and
4. Charter of Fredericksburg Homeowners' Association, Inc., of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee; and

5. Easement of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee; and
6. Agreement for Dedication of Easement for Sanitary Sewer and Storm Drainage, Water Mains and Appurtenances of record in Book 7358, page 643, Register's Office for Davidson County, Tennessee; and
7. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee; and
8. Amenities Area of Fredericksburg Homeowners' Association, Inc., of record in Book 9443, page 538, Book 7900, page 807, Register's Office for Davidson County, Tennessee; and
9. Deeds of Conveyance for Sewer and Water Mains of record in Book 9698, pages 81 and 124 and Book 11201, page 790, Register's Office for Davidson County, Tennessee; and
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1004 Langley Court, Brentwood, TN 37027 (having a mailing address of 1100 Langley Place, Brentwood, TN 37027).

**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 do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do 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 15th day of November, 2002.

Melissa R. Hall

**Melissa R. Hall**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On November 15, 2002, before me personally appeared Melissa R. Hall to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 15th day of November, 2002.

Bobbie Cauce

NOTARY PUBLIC

NOTARY PUBLIC LARGE DAVIDSON COUNTY TENN.

My Commission Expires:

3/26/05