Davidson County DEEDWARR
Recvd: 11/20/02 10:36 2pgs
Fees:13.00 Taxes:454.73

20021120-0144008

PAIGE B. MAYERCIK NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/23/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Ray Earls	Franklin American Mortgage Company	Map: 182-6-A-58
(NAME)	(NAME)	
7810 Rainey Drive	501 Corporate Centre Drive, Suite 400	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Franklin, TN 37067	
(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, THOROUGHBRED CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY RAY EARLS AND WIFE, ALYSSA EARLS, 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. 58, on the plan of Final Plat, Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Thoroughbred Construction, LLC, a Tennessee limited liability company by Warranty Deed of record in Instrument No. 20011127-0128909, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750; Storm Water Detention Agreement in Instrument No. 20010306-0021333; Easement to United Telephone Company in Instrument No. 20020123-0009339; Sewer and/or Storm Drainage Easement in Instrument No. 20001030-0107214; Charter for Homeowners' Association in Instrument No. 20020123-0009417; and, any and all matters as shown on plat of record in Plat Book 20011023-0115382, page ; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7810 Rainey Drive, Antioch, TN 37013
(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 14th day of November, 2002.

Thoroughbred Construction, LLC, a Tennessee limited liability company

BY:

Steven M. Knox, Member

STATE OF Tennessee

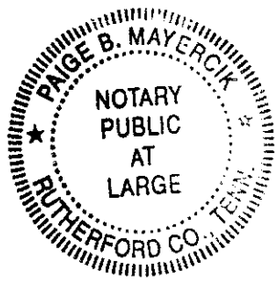
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven M. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Thoroughbred Construction, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 14th day of November, 2002.

Paige B Mayercik

Notary Public Paige B. Mayercik



My Commission Expires: 5/23/2006

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167