Davidson County DEEDWARR
Recvd: 12/09/02 10:27 2pgs
Fees:13.00 Taxes:638.25

20021209-0151194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,500.00.

Kimberly A. Falls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-25-05

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Falls	Chase Manhattan Mortgage Corporation	Map 171-03-B
(NAME)	(NAME)	
601 Old Hickory Blvd., Unit 11	P.O. Box 572405	Parcel 205.00
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Murray, UTAH 84157	
(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, **JAMES CACE GEORGE IV AND SPOUSE, BECKY G. GEORGE**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KIMBERLY A. FALLS, UNMARRIED**, 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. 11, PHASE TWO, SECTION SIX, PLAN OF TOWNHOMES OF FREDERICKSBURG, as shown by plat appearing of record in Plat Book 9700, page 953 & 954, 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 James Cace George IV and spouse, Becky G. George, by Warranty Deed of record in Instrument No. 200004250041120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 7798, page 843; Restrictions in Book 10126, page 435, Book 10224, page 683, and Book 10294, page 850; Declaration of Covenants, Conditions and Restrictions in Book 11550, page 531, as amended in Book 11682, page 75; By-laws in Book 10126, page 489, Book 10275, page 959, and Book 11550, page 554; Charter in Book 10126, page 430, and Book 11550, page 529; Easements in Book 7993, page 269, Book 7851, page 712, Book 7358, page 643, Book 9607, page 431, and Book 10012, page 756; Storm Water Detention Agreement in Book 10357, page 920; and, any and all matters as shown on plat of record in Plat Book 9700, page 953 & 954; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd., Unit 11, 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 6th day of December, 2002.

James Cace George IV

Becky G. George

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James Cace George IV and spouse, Becky G. George 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 6th day of December, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

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