03

Realty Title 18-A

Davidson County DEEDWARR
Recvd: 12/09/02 16:13 2pgs
Fees:13.00 Taxes:1165.13

20021209-0151793

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of November, 2002.

Notary Public

My Commission Expires: 3/14/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William A. Tym and Wanda M. Tym
15 Bridlington Court
Brentwood, TN 37027

SEND TAX BILLS TO:
1st Trust Bank for Savings
P.O. Box 17257, Memphis, TN 38187-0257

MAP-PARCEL NUMBERS:
Map & Parcel: 160-110-A-048.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Spence Oliver and Judy K. Oliver, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Bill Tym and Wanda Tym, husband and wife** hereinafter referred to as 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 Lot No. 48 on the Plan of Hemmingwood, Phases 2-3-4, of record in Plat Book 6900, Pages 6,7,& 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Spence Oliver and wife, Judy K. Oliver, by Warranty Deed from Jerry F. Cooper and wife, Dona B. Cooper, of record in Book 10199, Page 260, Register's Office of Davidson County, Tennessee, dated September 23, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 6, 7, & 8, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6730, Page 329, Book 6892, Page 540, Book 6925, Page 268, Book 6948, Page 268, Book 7269, Page 387, Book 7474, Page 205, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Book 6728, Page 673, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 6962, Page 404, Book 7207, Page 84, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6704, Page 373, Book 6936, Page 894, Book 7496, Page 163, and Book 8762, Page 169, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 15 Bridlington Court, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 27th day of November, 2002.

Spence Oliver

Judy K. Oliver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Spence Oliver and Judy K. Oliver, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of November, 2002.

Notary Public

My Commission Expires: 11/2/05