Davidson County DEEDWARR
Recvd: 12/26/02 13:50 3pgs
Fees:18.00 Taxes:538.35

20021226-0158797

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $145,500.00. Jill R. Reeves **Affiant** Subscribed and sworn to before me, this 20th day of December, 2002. Notary Public My Commission Expires: 10/2/06

Address New Owner As Follows: Jill R. Reeves 6004 Monroe Crossing Antioch, TN 37013	Send Tax Bills To: SunTrust Mortgage, Inc. P. O. Box 57028 Irvine, CA 92619-7028	Map-Parcel Number: Map 164-13- 137.00 2DX 10332

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL L. HAYNIE AND WIFE, LEA K. HAYNIE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JILL R. REEVES**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Asheford Crossing, Section Three, a planned unit development, of record in Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael L. Haynie and wife, Lea K. Haynie by deed from Beazer Homes Corp. d/b/a Phillips Builders, of record in Book 11457, page 936, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 9651, page 900, as amended at Book 9980, page 482, and Second Amendment of record in Book 10301, page 180, Third Supplement in Book 10353, page 575; Third Amendment of record in Book 10640, page 941, and Second Supplement in Book 10717, page 97, Register's Office for said County, and Supplementary Declaration of Covenants of record in Book 11455, page 769, and Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191, Register's Office for said County, and By-Laws of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 9700, page 545, Register's Office for said County.

4. Power Line Easement of record in Book 1124, page 257, Register's Office for said County.

5. Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement of record in Book 9336, page 238, Register's Office for said County.

6. Rights of others in and to the common elements.

This is improved property known as 6004 Monroe Crossing, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee that we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 20th day of December, 2002.

Michael L. Haynie

Lea K. Haynie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL L. HAYNIE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of December, 2002.

Notary Public

My Commission Expires: 10/26/03

NOTARY PUBLIC AT LARGE

196650.1/2001186

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEA K. HAYNIE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of December, 2002.

Notary Public

My Commission Expires: 10/25/03