Davidson County DEEDWARR
Recvd: 01/08/03 09:35 2pgs
Fees:13.00 Taxes:432.53

20030108-0003179

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.

MY COMMISSION EXPIRES:
NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,900.00.

Amanda L Tiffner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2003.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES:

(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 Tucker and Amanda Tiffner	First Franklin	Map: 182-6-A-56
(NAME)	(NAME)	
7818 Rainey Drive	112 Town Park Drive, G-150	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Kennesaw, GA 30144	
(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 GRANTOR, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY L. TUCKER AND AMANDA L. TIFFNER, both 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. 56, on the Plan of Section One, Old Hickory Hills, of record in Instrument Number 20011023-01115382, 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 Number 20011127-0128909, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20020116-0006750; Storm Water Detention Agreement of record in Instrument Number 20010306-0021333; Easement to United Telephone Company of record in Instrument Number 20020123-0009339; Sewer and Storm Water Detention Agreement of record in Book Drainage Easement of record in Instrument Number 20001030-0107214; Charter of Homeowners' Association of record in Instrument Number 20020123-0009417; Revision of Common Area parcels of record in Plat Number 20020213-0018960; and, any and all matters as shown on plat of record in Instrument Number 20011023-0115382; all in the Register's Office for Davidson County, Tennessee.

Rights of others in and to a cemetery located on the parent tract including ingress and egress therefrom and thereto.

Unimproved ( )
This is improved (X) property, known as 7818 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 Grantor 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 January, 2003.

Thoroughbred Construction, LLC

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 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 6th day of January, 2003.

Eileen Strange

Notary Public

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.

MY COMMISSION EXPIRES:
NOVEMBER 06, 2006