Davidson County DEEDWARR
Recvd: 01/15/03 15:00 3pgs
Fees:18.00 Taxes:473.23
20030115-0006620

This Instrument Prepared by Steve Lewis
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

MARR-00668

# WARRANTY DEED

**THIS INDENTURE,** made this 17 day of Oct., A.D., 20 02, between **AARON R. BUSBY AND KELLI M. OLIVER, husband and wife**, of the City of Hermitage, State of Tennessee, First Parties, and

ANISSA BURGESS

of the City of NASHVILLE, State of TENNESSEE, Second Parties

**WITNESSETH;** that said First Parties, for and in consideration of the sum of TEN AND NO/100 ----------($ 10.00---------- ) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section 1B, Chesney Glen, of record in Book 9700, page 289, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to AARON R. BUSBY and KELLI M. OLIVER, HUSBAND AND WIFE, by Warranty Deed from BEAZER HOMES CORP., DBA PHILLIPS Builders, of record in Book 11456, page 988, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to Aaron R. Busby and Kelli M. Oliver, husband and wife, by Warranty Deed from Beazer Homes Corp, d/b/a Phillips Builders, a Tennessee corporation, of record in Book 11456, page 988, Register's Office for Davidson County, Tennessee

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except see exhibit 'a' attached hereto

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) _____(L.S.) ✓
Aaron R. Busby

_____(L.S.) _____(L.S.) ✓
Kelli M. Oliver

**STATE OF TENNESSEE** }
**COUNTY OF** }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **AARON R. BUSBY AND KELLI M. OLIVER, husband and wife**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in DAVIDSON County, this 17th day of Oct, 2002 20

_____
Notary Public

My Commission expires My Commission Expires MAR. 25, 2006

Map 87-1-A, Parcel 22

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER ANISSA BURGESS
ADDRESS 3504 GLENFALLS DRIVE
HERMITAGE, TN 37076

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
GMAC MORTGAGE CORP.
ADDRESS 500 ENTERPRISE RD, STE 150
HORSHAM, PA 19044-0969

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 127900.00. Affiant Anissa Burgess.

Subscribed and sworn to before me this 10TH day of January 20 03.

Notary Public _____
My Commission Exp 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MIKA D. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable. (Map 87-1-A, Parcel 22).

2. All matters as set forth on the Plan of Chesney Glen, Section 1B, of record in Plat Book 9700, page 289, said Register's Office, which plan includes a drainage easement along easterly and northerly lines.

3. Declaration of Restrictive Covenants of record in Book 10278, Page 279, Register's Office for DAVIDSON County, Tennessee.

4. First Amendment to Declaration of Restrictive Covenants, of record in Book 10449, page 215, said Register's Office.

5. Second Amendment to Declaration of Restrictive Covenants, of record in Book 10449, page 217, said Register's Office.

6. First Supplementary Declaration to Declaration of Restrictive Covenants, of record in Book 10469, page 924, said Register's office.

7. Second Supplementary Declaration to Declaration of Restrictive Convenants, of record in Book 10528, page 73, said Register's Office.

8. Third Amendment to Declaration of Restrictive Covenants, of record in Book 10640, page 944, said Register's Office.

9. Third Supplementary Declaration to Declaration of Restrictive Covenants, of record in Book 11317, page 674, said Register's Office.

10. Charter for Chesney Glen Homeowners Association, of record in Book 10290, page 256, said Register's Office.