Davidson County DEEDWARR
Recvd: 02/10/03 15:05 2pgs
Fees:13.00 Taxes:355.20
20030210-0018285

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of January, 2003.

Notary Public

My Commission Expires: 1-18-06

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:
Dorothy Love and Tommie Love
427 Huntington Ridge Drive
Nashville, Tennesee 37211

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

MAP-PARCEL NUMBERS:
Map 161-11-A, Parcel 75

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, **Tyra E. Neftzger, an married man*** hereinafter referred to as Grantors, hereby transfers and conveys to **Tommie W. Love and wife, Dorothy C. Love** 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. 75 on the Plan of Huntington Ridge Townhomes, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyra E. Neftzger,unmarried by deed from Nancy C. Cheek, married, of record in Instrument No. 20010625-0066918, Register's Office for Davidson County, Tennessee. Tyra E. Neftzger is now married.

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 4675, Page 9, as revised in Book 9700, Page 846, Register's Office for Williamson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, as amended in Book 4889, page 905, and in Book 5394, page 243, Register's Office for Williamson County, Tennessee. By-Laws of record in Book 7423, Page 762, said Register's Office.

Homeowner's Association Charter of record in Book 4729, Page 682 and in Book 4890, Page 84, said Register's Office.

Storm Water Detention Agreement of record in Book 9732, page 551, Book 9775, Page 308, and in Book 11345, Page 59, Register's Office of Williamson County, Tennessee.

Subject to the lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

Subject to the rights of others in and to the common areas/elements.

* Amy Neftzger, wife of Tyra E. Neftzger, joins in this instrument to convey any and all marital interest she has in said property.

County and/or City taxes for the year 2003, 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 427 Huntington Ridge Drive, Nashville, Tennesee 37211.

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 24th day of January, 2003.

Tyra E. Neftzger

Amy Neftzger

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 Tyra E. Neftzger and wife, Amy Neftzger 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 24th day of January, 2003.

Notary Public

My Commission Expires: 1/22/06

07245-BP