**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2003.

Notary Public

My Commission Expires: 6-4-06

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

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

Davidson County DEEDWARR
Recvd: 03/05/03 13:15 2pgs
Fees:13.00 Taxes:717.80
20030305-0029145

ADDRESS NEW OWNER(S) AS FOLLOWS:
Taylor Colby
6913 Collinswood Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Pulte Mortgage
Mortgage Operations Center
7475 South Joliet St
Englewood CO, 80112

MAP-PARCEL NUMBERS:
155-8-C-120

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, **Joel Wilkerson Bryant and wife, Maria Elena Bryant** hereinafter referred to as Grantors, hereby transfers and conveys to **Taylor Colby** 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:

BEING Lot No. 120 on the Plan of Poplar Creek Estates, Phase II as of record in Book 6900, Page 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel Wilkerson Bryant and wife, Maria Elena Bryant by deed from Lee Chira and William C. Demetree of record in Book 9171, Page 693, Register's Office for Davidson County, Tennessee.

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 339-347, and amended in Book 7900, Page 888-889, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee.

Storm Water Detention of record in Book 7099, Page 299, said Register's Office.

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

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 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 6913 Collinswood Drive, Nashville, Tennessee 37221.

**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 28th day of February, 2003.

Joel Wilkerson Bryant

**Joel Wilkerson Bryant**

Maria Elena Bryant

**Maria Elena Bryant**

**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 Joel Wilkerson Bryant and Maria Elena Bryant, 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 28th day of February, 2003.

Notary Public

My Commission Expires: 11-14-05

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