Davidson County DEEDWARR
Recvd: 03/06/03 11:51 2pgs
Fees:13.00 Taxes:325.60
20030306-0029765

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

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

Notary Public

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires:_____

My Commission Expires MAR. 27, 2005

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:
Tracy L. Bluing and James M. Mitchell
1124 Bluewillow Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Owner

MAP-PARCEL NUMBERS:
Map 165-14, Parcel 53

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, **Stephen Kyle McKown and wife, Kathy C. McKown** hereinafter referred to as Grantors, hereby transfers and conveys to **Tracy L. Bluing and James M. Mitchell**, as tenants in common with the right of survivorship, 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. 48, on the plan of Peppertree Forest Subdivision, Section 3, of record in Plat Book 7900, Page 249, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Kyle McKown and wife, Kathy C. McKown by deed from Richard L. McKenzie and wife, Sharon McKenzie, of record in Book 10032, Page 215, 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 6050, Page 482, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8294, Page 159, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 8030, Page 331, Register's Office for Davidson County, Tennessee.

Drainage Easement of record in Book 8367, Page 501, Register's Office for Davidson County, Tennessee.

Easement for sign rights granted to Jerry Butler, benefiting in part the subject property, of record in Book 8085, Page 448, Register's Office for Davidson County, Tennessee.

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 1124 Bluewillow Court, Antioch, Tennessee 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 **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.

Stephen Kyle McKown by Esther Hall attorney in fact
Stephen Kyle McKown, By: Esther Hall, Attorney-in-fact

Kathy C McKown by Esther Hall attorney in fact
Kathy C. McKown, by Esther Hall, Attorney-in-fact

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 Esther Hall, with whom I am personally acquainted and who proved herself to be the attorney in fact of Stephen Kyle McKown and who being authorized to do so acknowledged she 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: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005