Davidson County DEEDWARR
Recvd: 03/06/03 12:26 2pgs
Fees:13.00 Taxes:650.83
20030306-0029780

(3)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Affiant

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

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE 2005 WILLIAMSON COUNTY TN

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:
Timothy M. Jaskoski and Gwendolyn A. Jaskoski
809 Petrie Court
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-150-A-010.00 CO

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, **Kevin D. Harris and wife, Danita Adrienne Harris** hereinafter referred to as Grantors, hereby transfers and conveys to **Timothy M. Jaskoski and wife, Gwendolyn A. Jaskoski** 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. 10 on the Plan of Holt Woods, Section One, of record in Plat Book 7900, Pages 878 and 879, Register's Office for said County, to which a plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin D. Harris and wife Danita Adrienne Harris by Warranty Deed from Claridge Builders, Inc., of record in Book 9736, Page 696, Register's Office for Davidson County, Tennessee, dated July 17, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 878 and 879, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, Page 22, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

Agreement of record in Book 5707, Page 706, as amended in Book 5720, Page 183, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9570,Page 5, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 2002 080700 95356, 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 809 Petrie Court, Nashville, TN 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 28th day of February, 2003.

Kevin D. Harris
By K. Thomas Sidwell Attorney-in-Fact

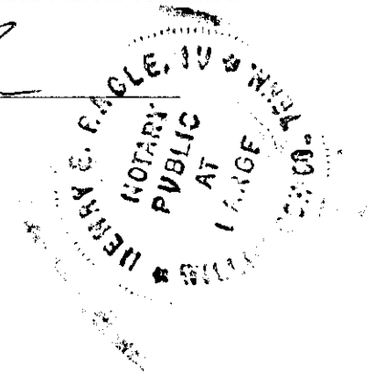
Danita Adrienne Harris
By K. Thomas Sidwell Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February 2003, before me personally appeared K. Thomas Sidwell to me known to be the Attorney-in-Fact of Kevin D. Harris and wife, Danita A. Harris and is authorized by Kevin D. Harris and wife, Danita A. Harris to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public

My commission expires: 7/31/06



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