Davidson County DEEDWARR
Recvd: 03/25/03 10:02 2pgs
Fees:13.00 Taxes:893.55

20030325-0039171

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ ~~X~~

WARRANTY DEED

** Total Consideration for this transfer is $0.00 **

THIS INDENTURE WITNESSETH, that Roderick Douglas Thurley and wife Dawn Janene Thurley, Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO Nancy S. Mitchell, a single woman , Grantee, of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

A certain tract or parcel of land in County, in the State of Tennessee, described as follows:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF SOUTH COLONY AT RIVERBEND, PHASE I, AS OF RECORD IN BOOK 6900, PAGE 271, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYENCE IS MADE SUBJECT TO THE FOLLOWING: RESTRICTIONS OF RECORD IN BOOK 7199, PAGE 119, BOOK 7199, PAGE 135, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO, THE PLAN OF RECORD IN BOOK 6900, PAGE 271, SAID REGISTER'S OFFICE, SHOWS A 20 FOOT MINIMUM BUILDING SETBACK LINE FROM SWEETGUM LANE, A 5 FOOT MINIMUM BUILDING SETBACK LINE FROM THE NORTHERLY AND SOUTHERLY SIDE LINE, A 20 FOOT MINIMUM BUILDING SETBACK LINE FROM THE WESTERLY REAR LINE, A 10 FOOT UTILITY AND DRAINAGE EASEMENT ACROSS THE WESTERLY REAR OF LOT, AND A 15 FOOT UTILITY EASEMENT ALONG THE EASTERLY FRONT LINE OF LOT.

BEING THE SAME PROPERTY CONVEYED TO RODERICK DOUGLAS THURLEY AND WIFE DAWN JANENE THURLEY, BY DEED FROM SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, DATED 01-25-1993, AND RECORDED 02-24-1993, OF RECORD IN BOOK 8872, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Subject to any and all easements, agreements, restrictions, public rights-of-way and zoning ordinances of record. The address of such real estate is commonly known as 6313 Sweetgum Lane, Nashville, TN 37221, , in Davidson County, Tennessee. Tax bills should be sent to grantee as such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 20th day of March, 2003.

Grantor:

Signature: _____
Roderick Douglas Thurley

Grantor:

Signature: _____
Dawn Janene Thurley

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, personally appeared Roderick Douglas Thurley and Dawn Janene Thurley, who acknowledged the execution of the foregoing Warranty Deed, and who, being duly sworn, stated that any representations therein contained are true.

Jacqueline G. Brown
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
County of Residence: DAVIDSON

My Commission Expires MAR. 29, 2003

This document was prepared by Cheri Kyle, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Return Deed To: Archer Land Title, 750 Old Hickory Blvd. Suite 286, Brentwood TN 37027
Send Tax Bills To: Nancy S. Mitchell and, 6313 Sweetgum Lane, Nashville, TN 37221.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $241,500.00

Affiant: Cheri L. Kyle

Subscribed and sworn to before me this 24th day of March, 2003.

Notary Public [signature] My comission expires ____

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
THOMAS D. LARSON
Commission Expires May 29, 2005