File #200340212

Davidson County DEEDWARR
Recvd: 04/03/03 09:21 2pgs
Fees:13.00 Taxes:587.68

20030403-0043947

LARRY D. CASH NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,833.00.

Natalie K. Lokey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie K. Lokey and Karen D. Dyer	CTX Mortgage Company	Map: 164-10-0-A-98
(NAME) 4089 Pineorchard Place	(NAME) 2828 North Harwood	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Dallas, TX 75201-1516	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto NATALIE K. LOKEY AND KAREN D. DYER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON hereinafter called the 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 all of Lot No. 257, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929- 0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Southern Home Builders, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20020321- 0035049, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants and Homeowner's Association Applying to The Subdivision Named Summerfield of record in Book 11588, Page 484, and amended of record in Book 11669, Page 376, Instrument No. 20010308- 0021946, and Instrument No. 20010504- 0046260; Charter of Summerfield Homeowner's Association of record in Book 11648, Page 660, and amended of record in Instrument No. 200010326- 0028531; By- Laws of Summerfield Homeowner's Association of record in Book 11648, Page 662, and amended of record in Instrument No. 20010504- 0046261; Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1141, Page 327; Grant of Permanent Easement to Tennessee Telephone Company of record in Instrument No. 20000824- 0083643; Storm Water Detention Agreement of record in Instrument No. 20000113- 0004777; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20000809- 0079074; Easement for Sanitary Sewer across Map 164, Parcel 262 of record in Instrument No. 20000913- 0091248, Instrument No. 20000913- 0091247, and Instrument No. 20000913- 0091249; Storm Water Detention Agreement of record in Instrument No. 20000113- 0004777; Open Spaces and Common Areas conveyed to Summerfield Homeowner's Association, Inc. of record in Instrument No. 20010514- 0049520, and, any and all matters as shown on plat of record in Instrument No. 20000929- 0096421; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 4089 Pineorchard Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 28th day of March, 2003.

Connie Gill, authorized agent

Southern Home Builders, LLC By: Connie Gill, Authorized Agent

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Connie Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Southern Home Builders, LLC., the within named bargainor, a limited liability company, and that she as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal, this 28th day of March, 2003.

Notary Public

My Commission Expires: 5/15/04

REBECCA A. D... NOTARY PUBLIC AT LARGE RUTHERFORD CO., TE...
MY COMMISSION EXPIRES MAY 15, 2004

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027