File #200330218

Davidson County DEEDWARR
Recvd: 04/29/03 10:57 2pgs
Fees:13.00 Taxes:520.05

20030429-0057037

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,552.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Knight and Rosalee N. Lewis	Countrywide Home Loans, Inc.	Map: 151-10-0-A-205.00CO
(NAME)	(NAME)	
1605 London Gardens Court	2021 N. Gallatin Rd., Ste 292	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Madison, TN 37115	
(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, OLE SOUTH PROPERTIES, INC., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto BRAD KNIGHT, an unmarried man, AND ROSALEE N. LEWIS, an unmarried woman, 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. 185, on the Plan of Phase Two, Villages of Long Hunter, PUD, as shown by plat appearing of record in Instrument No. 20020515- 0059732, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Ole South Properties, Inc. by Quitclaim Deed of record in Instrument No. 20021113- 0140469, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Water Main Easements 20 feet wide granted to Metropolitan Government of Nashville and Davidson County, of record in Book 8197, Page 288, Book 8358, Page 91, and Book 8358, Page 94; Utility Easement granted to Tennessee Telephone Company of record in Book 9661, Page 919; Grant of Transmission Line Easement granted to the United States of America for the purpose of transmission line and/or lines of record in Book 2338, Page 466; Declaration of Taking of record in Book 4446, Page 423; Judgment for TVA of record in Book 4535, Page 351; Easement Granted to Crossmann Communities of Tennessee, LLC, for the purpose of sewer lines, storm drainage facilities and lift station of record in Instrument No. 20000906- 0088271; Easement granted to Crossmann Communities of Tennessee, LLC, for the purpose of a 6 inch force main sewer line of record in Instrument No. 20000906- 0088272; Easement for Sanitary Sewer and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 200001030- 0107415; Reservation for a graveyard and right-of way 20 feet wide for ingress and egress thereto as set out in deed of record in Book 1115, Page 302, and in Book 1101, Page 457, and, any and all matters as shown on plat of record in Instrument No. 20020515- 0059732; all in the Register's Office for Davidson County, Tennessee.

Matters shown on the un recorded survey of Christopher L. White, TN RLS 1569, dated January 21, 2000, and last revised July 27, 2000.

Unimproved ( )
This is improved (X) property, known as 1605 London Gardens Court, 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 Grantor covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has 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 Grantor further covenants and binds itself, its successors 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 24th day of April, 2003.

Ole South Properties, Inc.

BY: _____

ROGER CASE, Vice-President

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Roger Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Ole South Properties, Inc., the within named bargainor, a corporation, and that he as such officer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as officer.

Witness my hand and official seal, this 24 day of April, 2003.

_____

Notary Public

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

My Commission Expires: 5-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167