File #200350306

Davidson County DEEDWARR
Recvd: 05/07/03 13:29 2pgs
Fees:13.00 Taxes:662.30

20030507-0061095

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00.

Jamie D Petry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2003.

Linda V Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie D. Petry	Pulte Mortgage	Map 98-13-B
(NAME)	(NAME)	
4912 Southport Cove	7475 S. Joliet St.	Parcel 004.00
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Englewood, CO 80112	
(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, **DARRIN L. HINES, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JAMIE D. PETRY, UNMARRIED,** 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. 4, on the Plan of Newport, a Planned Unit Development, as shown by plat appearing of record in Plat Book 9700, Page 568, 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 Darrin L. Hines, unmarried, by Warranty Deed of record in Instrument No. ~~20000602-0006124~~0, said Register's Office.
20000620-0006124

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 10778, Page 1; By-Laws of record in Book 10778, Page 38; Charter of Newport Homeowners' Association of record in Book 10777, Page 982; Soil Absorption letter of record in Book 5175, Page 729; Deed to Metro for Sewer of record in Book 11497, Page 562; All matters shown on boundary plat of record in Plat Book 9700, Page 441, and, any and all matters as shown on plat of record in Plat Book 9700, Page 568; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4912 Southport Cove, Hermitage, TN 37076
(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 30th day of April, 2003.

Darrin L. Hines by Michele Gobbell attorney in fact

Darrin L. Hines, by Michele Gobbell, his Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of April, 2003, before me personally appeared Michele Gobbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Darrin L. Hines and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20030507 - 0061094 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 30th day of April, 2003.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076