File #200330235

Davidson County DEEDWARR
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Fees:13.00 Taxes:502.83

20030521-0069312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,900.00.

James Brent West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-19-06

(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
James Brent West and Toni Ann West	Union Planters Bank, N.A.	Map: 182-6-A-400
(NAME) 7421 Maggie Drive	(NAME) 2019 Richard Jones Rd., Ste 300	
(ADDRESS) Antioch TN 37013	(ADDRESS) Nashville, TN 37215	
(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, THOROUGHBRED CONSTRUCTION, LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto JAMES BRENT WEST AND WIFE, TONI ANN WEST, 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, Old Hickory Hills, Section One, a Planned Unit Development, as shown by plat appearing of record in Instrument Number 200110230115382 as amended in Instrument Number 200202130018960, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Thoroughbred Construction, LLC, by Warranty Deed of record in Book 200111270128909, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 11272, page 811, restated and amended in Instrument Number 200201080002714, re-recorded in Instrument Number 20020122-008596; Charter of Homeowners' Association of record in Instrument Number 20020108-0002713; Quitclaim Deed to Homeowners' Association for Open Space of record in Instrument Number 20020129-0012295; Rights of adjoining owners of record in Book 6013, page 187; Boundary Plat of record in Book 11190, Page 65; and, any and all matters shown on plat of record in Plat Book 11700, Page 36, as amended in Instrument Number 20010207-0012283, and 20010523-0053206; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 7421 Maggie Drive, 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, 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 Grantor further covenants and binds itself, its successors 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.

In Witness Whereof this 15th day of May, 2003.

Thoroughbred Construction, LLC

BY: _____

Member

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared STEVEN M. KNOX, 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 Member of Thoroughbred Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 15 day of May, 2003.

Suzanne E. Marlowe

Notary Public

My Commission Expires: 10-19-04

(SEAL)

SUSANNE E. MARLOWE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Mail After Recording To:

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