This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
9030332

Davidson County DEEDWARR
Recvd: 05/27/03 14:08 2pgs
Fees:13.00 Taxes:654.90
20030527-0071286

Send Tax Bills To:
Thaddaus Gantt, III
5629 Murphywood Crossing
Antioch, TN 37013

New Owner is:
Thaddaus Gantt, III
5629 Murphywood Crossing
Antioch, TN 37013

MAP: 164-13-127.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thaddaus J.E.S. Gantt, unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thaddaus Gantt, III, unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 70 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thaddaus J.E.S. Gantt, unmarried man, from Beazer Homes Corp. dba Phillips Builders by Warranty Deed dated June 29, 1999 and recorded July 2, 1999 in Book 11555, page 173, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 9651, page 900; Book 9980, page 482; Book 10301, page 180; Book 10353, page 575; Book 10640, page 941; Book 10717, page 97; Book 11455, page 769; and Book 9651, page 925; and all matters of record on plat in Plat Book 9700, page 545, Register's Office for Davidson County.

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of May, 2003.

GRANTOR:

Thaddaus J.E.S. Gantt

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thaddaus J.E.S. Gantt unmarried man**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of May, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My Commission Expires:

MY COMM. EXP. 10/22/05

STATE OF TENNESSEE
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

SWORN TO and subscribed before me this 21st day of May, 2003.

NOTARY PUBLIC

My commission expires:

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMM. EXP. 10/22/05