File #20030528 Return to:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 05/31/03 09:37 2pgs
Fees:13.00 Taxes:923.15

20030531-0073626

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Reed and Adrienne M. Reed	Suntrust Mortgage	Map: 160-12
(NAME) 6016 Manor Place	(NAME) P.O. Box 305110 / 7th Floor	Parcel: 196
(ADDRESS) Brentwood TN 37027	(ADDRESS) Nashville TN 37203-5110	
(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, JEFFREY L. STOCKARD AND VIRGINIA H. STOCKARD, HUSBAND AND WIFE, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JOHN P. REED AND ADRIENNE M. REED, HUSBAND AND WIFE 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. 221, on the Plan of Revised Phase 6, Hearthstone, as shown by plat appearing of record in Plat Book 6900, Pages 254 & 255, 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 Jeffrey L. Stockard and wife, Virginia H. Stockard by Warranty Deed of record in Book 8643, Page 64, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 5409, page 485, Book 6424, page 839, Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 6917, page 575, Book 7393, page 749, Book 7398, page 907, Book 7403, page 563, Book 11404, page 149, and Book 11749, page 481; By-Laws of record in Book 7403, page 568; Charter for Hearthstone Homeowners' Association of record in Book 6437, page 852, Book 7679, page 16, and Book 7769, page 494; Conveyance of Common Area of record in Book 6499, page 739, Book 6582, page 158, and Book 7393, page 746; and, any and all matters shown on plat of record in Plat Book 6900, Pages 254 & 255; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 6016 Manor Place, Brentwood, TN 37027
(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 21st day of May, 2003.

Jeffrey L. Stockard

Virginia H. Stockard

Virginia H. Stockard

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Jeffrey L. Stockard and Virginia H. Stockard, husband and wife who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11/30/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027