PREPARED BY (AND RETURN TO):

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W & I Ref:(SK) Title No: 44509
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/03/03 15:15 2pgs
Fees:13.00 Taxes:518.00
20030603-0075563

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christy G. Buono Dominic Buono 1456 Aarronwood Drive Old Hickory, Tennessee 37138	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 063-16-B-219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Brooks, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christy G. Buono and spouse Dominic Buono,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 301 on the Plan of Hampton Park (formerly kown as Chitwood Downs) of record in Book 6900, page 550, 551 and 552 as amended in Plat Book 6900, pages 550, 551 and 552, said Register's Office and by Certificate of Correction of record in Book 7462,page 445 and by an amendment to change name of record in Book 8181, page 112, said Register's Office.

BEING the same property conveyed to John Brooks, a single man by deed from Fox Ridge Homes, Inc. a/k/a FR Properties of record in Book 11007, page 221, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years The Plan, with Owner's Certificate, of record in Book 6900, page 550, 551 and 552 as amended in Plat Book 6900, pages 550, 551 and 552, said Register's Office and by Certificate of Correction of record in Book 7462,page 445 and by an amendment to change name of record in Book 8181, page 112, said Register's Office, which Plan shows 20 minimum building set back line from Aaronwood Drive together with a designated building site and 10 foot easement for public utility purposes along the rear lines of said lot and easement for water line along the front line of said lot and a 20 foot public utility and drainage easement along the southerly side line of said lot; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7351, page 852, Book 7451, page 739, Book 7462, page 445, Book 8110, page 401, Book 8356, page 393, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement to the First Suburban Water Utility District of Davidson County, Tennessee (Cumberland Utility District) of record in Book 8007, page 235 said Register's Office; Agreement for dedication of easement for public utilities to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8657, page 179, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 11030, page 740, said Register's Office.

This is improved property, known as: 1456 Aaronwood Drive, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2003.

John Brooks

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2003 , before me the undersigned authority, personally appeared John Brooks , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public