THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20875-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Chester Neal Tate Affiant Subscribed and sworn to before me, this 30 day of June, 2003. J. Michael Morgan Notary Public My Commission Expires: _____ NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Chester Neal Tate Carol M. Tate 512 Harpeth Oaks Court Nashville, TN 37221	**Send Tax Bills To:** AmSouth Bank P.O. Box 57046 Irvine, CA 92619-7046	**Tax Information:** Map No.143.06 Parcel No. 065.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy W. Light and wife, Rachel B. Light**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chester Neal Tate and wife, Carol M. Tate** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 512 Harpeth Oaks Court, Nashville, TN, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this June 30, 2003.

Timothy W. Light

Rachel B. Light

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Timothy W. Light and wife, Rachel B. Light**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2003.

J. Michael Morgan
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/02/03 16:14 2pgs
Fees:13.00 Taxes:1147.00

20030702-0091925

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harpeth Trace Estates, Phase II as of record in Plat Book 5200, pages 556 thru 558, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy J. Light and wife, Rachel B. Light by deed dated May 11, 2000 from Randall Walter Parham and wife, Lee Anne Wills Parham of record in Instrument No. 20000515-0048712, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Declaration of Covenants, Conditions and Restrictions for Harpeth Trace of record in Book 5120, pages 208 and 918, Book 5380, page 357 and in Book 6094, page 718, Book 5182, page 769, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons);
4) Easement of record in Book 4967, page 244, Register's Office for Davidson County, Tennessee; and
5) All matters appearing on the Plan of record in Plat Book 5200, pages 556 thru 558, Register's Office for Davidson County, Tennessee.