File #200310263

Davidson County DEEDWARR
Recvd: 07/07/03 11:38 2pgs
Fees:13.00 Taxes:569.43
20030707-0092951

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,900.00.

Amy J. Cozart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2003.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/04

(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
Amy J. Cozart, an unmarried person	First Horizon Home Loan Corporation	Map: 171-03-B-
(NAME) 601 Old Hickory Blvd, #120	(NAME) 1602 W. Northfield Blvd., Ste.300	Parcel: 303.00 CO
(ADDRESS) Brentwood TN 37027	(ADDRESS) Murfreesboro, TN 37129	
(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 P. MCMANUS AND WIFE, LAURA D. MCMANUS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto AMY J. COZART, AN UNMARRIED PERSON, 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. 65, on the PLAN OF TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SEVEN, as shown by plat appearing of record in Plat Book 9700, Page 957, 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 P. McManus and wife, Laura D. McManus by Warranty Deed of record in Instrument No. 20011004-0108171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 7798, Page 843, Book 10126, Page 435, Book 10224, Page 683, corrected in Book 10294, Page 850, amended in Instrument No. 2000071800-70558; By-Laws of record in Book 10126, Page 489 and Book 10275, Page 959; Charter for Fredericksburg Homeowners' Association of record in Book 10126, Page 430; Easements of record in Book 7993, page 269, Book 7851, Page 712, Book 7358, Page 643, Book 9607, Page 431 and Book 10012, Page 756; Cable TV Easement of record in Instrument No. 20000516-0049387; and, any and all matters shown on plat of record in Plat Book 9700, Page 957; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 601 Old Hickory Blvd, #120, 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 27th day of June, 2003.

Jeffrey P. McManus

Laura D. McManus

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Jeffrey P. McManus and wife, Laura D. McManus 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 27th day of June, 2003.

Carol R. Rivers

Notary Public

My Commission Expires: 11/30/07

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

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