File #200310213

Davidson County DEEDWARR
Recvd: 07/16/03 15:44 2pgs
Fees:13.00 Taxes:1313.50

20030716-0099876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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
James D Gentry and Krystall J Gentry	GMAC Mortgage Corporation	Map: 160-16-B-79.00 CO
(NAME) 400 Springer Court	(NAME) 100 Witmer Road	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS) Horsham, PA 19044-0963	
(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, JACK MILLER, an unmarried person hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JAMES D GENTRY AND KRYSTALL J GENTRY, 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. 103, on the Plan of Brentwood Chase, Revision to Lot No. 103, Section One, as shown by plat appearing of record in Instrument Number 20010108-0001984, 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 Jack Miller by Warranty Deed of record in Instrument Number 20010531-0056302, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 11388, pages 52 and 89, Instrument Number 20010614-0062687, Instrument Number 20010614-0062686. Instrument Number 20010614-0062685, Instrument Number 20000531-0053798, as amended in Instrument Number 20000831-0086366; Amended and Restated Charter of record in Instrument Number 20000524-0051842; Quitclaim Deed Conveying Common Area of record in Instrument Number 20010208-0012529; Deed of Revocation of Declaration of Covenants, Conditions and Restrictions of record in of record in Instrument Number 20000531-0053795, Instrument Number 20000531-0053796, and Instrument Number 20000531-0053797; Easement for Drainage of record in Book 7902, page 389; Easement for Water Main and appurtenances of record in Book 8371, page 320; Storm Water Detention Agreement of record in Book 11115, pages 281, and 286; and, any and all matters shown on plat of record in Instrument Number 20010108-0001984; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 400 Springer Court, 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 my hand this 30th day of May, 2003.

Jack Miller

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Jack Miller who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th 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

Return To: (H-0921)
Jack Case Wilson Title
4698 Lebanon Road
Hermitage, TN 37076