23-1694

Davidson County DEEDWARR
Recvd: 07/18/03 10:36 2pgs
Fees:13.00 Taxes:459.91

20030718-0101081

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **July, 2003** by and between **George Gray and wife, Amy Gray** , herein after referred to as GRANTOR, and **Maryse E. Minor** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No 20 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is made subject to the following: The Plan of record in Plat Book 9700, page 20, Register's Office for Davidson County, Tennessee; Restrictive Covenants contained in an instrument of record in Book 9408, page 320, Book 9613, page 20 and in Book 9892, page 927 all in the Register's Office for Davidson County, Tennessee; By-Laws of Bell Crest Homeowners' Association, Inc of record in Book 9421, page 454, said Register's Office; A perpetual non-exclusive easement for ingress and egress granted Albar Building Industries of record in Book 4984, page 569, said Register's Office; Deeds of Conveyance of sewer lines of record in Book 5020, page 739, Book 5025, page 614, Book 5287, page 976, Book 5287, page 979, said Register's Office; Storm Water Detention Agreement of record in Book 6145, page 226, Book 9402, page 657, Book 9711, page 565, said Register's Office; Deed of Conveyance of Sewer Lines of record in Book 6303, page 596, said Register's Office; All matters shown on the Boundary Plat of record in Plat Book 5200, page 609, said Register's Office;
Being the same property conveyed unto George Gray and wife, Amy Gray by Warranty Deed from Martin L. Ridgley and wife, Robyn L. Ridgley, dated May 30, 2000, of record in Instrument Number 20000602-0055081, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1440 Bell Trace Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

George Gray
Signature of Seller

Amy Gray
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **George Gray and wife, Amy Gray** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **July, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Maryse E. Minor
1440 Bell Trace Drive, Antioch, TN 37013

Send Tax Statements to:
Bank of America
200 S. College Street, Charlotte, NC 28255-0001

map and parcel--162.16-0E-051.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$124,300.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **July, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-694