Davidson County DEEDWARR
Recvd: 07/28/03 13:26 2pgs
Fees:13.00 Taxes:956.45
20030728-0105104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,500.00

Ann Young Pino

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of July, 2003.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Pino and Ann Young Pino
6016 Ridge Farm Place
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
171-12-0-A

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janice L. Greene, married*** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael Pino and Ann Young Pino, husband and wife,** hereinafter referred to as 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 Lot no. 46 on the Plan of Section Two Addition to Brelan Park at Saddlewood, of record in Book 7900, Page 963, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert A. Greene Sr., and Janice L. Green by Warranty Deed from Phillips Builders, Inc., of record in Book 9851, Page 64, Register's Office for Davidson County, Tennessee.

Said property was further conveyed to Janice L. Greene by Quitclaim Deed from Robert A. Greene, Sr. of record in Book 11694, Page 489, Register's Office for Davidson County, Tennessee.

*Robert A. Greene, Sr., husband of Janice L. Greene, joins in this instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 963, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8891, Page 850, Book 9462, Page 398, Book 9480, Page 387, Book 9670, Page 494, Register's Office for Davidson County, Tennessee.

Easement of record in Book 9401, Page 827, Register's Office for Davidson County, Tennessee.

Charter for Brelan Park @ Saddlewood of record in Book 9462, Page 547, for Brelan Park at Saddlewood, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8891, page 869, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6016 Ridge Farm Place, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 25th day of July, 2003.

Janice L. Greene

Janice L. Greene

Robert A. Greene, Sr.

Robert A. Greene, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice L. Greene and Robert A. Greene, Sr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2003.

Notary Public

My Commission Expires: 11/4/07

WILLIAMSON COUNTY, TN
K THOMAS SIDWELL
NOTARY PUBLIC AT LARGE

08601-BP