File #200330324

Davidson County DEEDWARR
Recvd: 07/30/03 15:21 2pgs
Fees:13.00 Taxes:477.83

20030730-0107784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,144.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC — JEANNIE E. MARLOWE — Notary At Large — HEREFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geneva G. Shilliday	Wells Fargo Home Mortgage, Inc.	Map: 151-100.00
(NAME)	(NAME)	
1608 London Gardens	P.O. Box 51060	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Springfield, OH 45502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, OLE SOUTH PROPERTIES, INC., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto GENEVA G. SHILLIDAY, UNMARRIED, hereinafter called the GRANTEE, her 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. 174, on the Plan of Phase 2, Villages of Long Hunter, as shown by plat appearing of record in Instrument No. 20020515- 0059732, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee corporation, by Quitclaim Deed of record in Instrument No. 20030512- 0063524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010531- 0056382; Charter of Homeowner's Association of record in Instrument No. 20010531- 0056381; Ingress/Egress Easement for cemetery of record in Book 1101, Page 457, and Book 1115, Page 302; Easements to Metropolitan Government of Nashville for water mains of record in Book 8197, Page 288, Book 8358, Page 91, and Book 8358, Page 94; Utility Easement to Tennessee Telephone Company of record in Book 9661, Page 919; Grant of Transmission Line Easement granted to United States of America of record in Book 2338, Page 466; Declaration of Taking for 150 foot wide easement for use by the TVA of record in Book 4446, Page 423 and Judgment of record in Book 4535, Page 351; Easement for 6 inch force main sewer line of record in Instrument No. 20000906- 0088272; Easement for constructing, maintaining, etc., the force main and related facialities of record in Instrument No. 20000906- 0088271; Sewer and/or Storm Drainage easement of record in Instrument No. 20001030- 0107415; Storm Water Detention Agreement of record in Instrument No. 20020718- 0086411, and, any and all matters shown on plat of record in Plat Book Instrument No., Page 20020575- 0059732; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 1608 London Gardens, Antioch, TN 37013
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that it is 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 Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 23rd day of July, 2003.

Ole South Properties, Inc.

BY: _____

ROGER CASE

VICE PRESIDENT

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Roger Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Ole South Properties, Inc., the within named bargainor, a corporation, and that he as such officer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as officer.

Witness my hand and official seal, this 23 day of July, 2003.

Susanne E Marlowe

Notary Public

My Commission Expires: 10-9-04

SUSANNE E. MARLOWE Notary At Large RUTHERFORD COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167