WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/03 13:51 2pgs
Fees:13.00 Taxes:480.63

20030804-0110180

STATE OF
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE My Commission Exp. July 10, 2005

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christle D. Colbert	**Countrywide Home Loans, Inc.**	**Map 58-9-A**
(NAME) **2112 Maynard Court**	(NAME) **155 North Lake Avenue**	**Parcel 29**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Pasadena, CA 91109**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Great Southern Homes, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christle D. Colbert, unmarried, and Edison Colbert Jr. and wife, Ava D. Colbert,** 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 Lot No. 29 on the Plan of Creekside Trails, Phase 2, of record as Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Great Southern Homes, Inc. by deed from Eaton's Creek Park Real Estate Investors Fund, LLC, A Tennessee limited liability company, of record as Instrument No. 20021213-0154051, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee:; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20021213-0154051, said Register's Office; (c) Restrictive covenants contained as Instrument No. 20000915-0092002 , Instrument No. 20011025-0117168 and Instrument No. 2002828-0103983, said Register's Office; and (d) Charter of record as Instrument No. 20011126-0128291, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2112 Maynard Court, Nashville, TN 37218**

(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 31st day of July, 2003.

Great Southern Homes, Inc.

By:

James W. Hindman, III, President

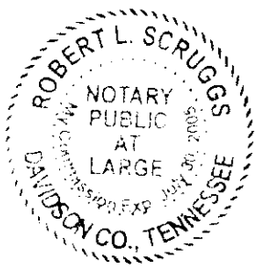
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James W. Hindman, III**, 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 **President of Great Southern Homes, Inc.,** the within named bargainor, a corporation, and that as such President (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2003.

Commission expires:



Robert L. Scruggs Notary Public