File #200330354

KAREN M. TATE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,661.00.

Barbara L Boone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2003.

Karen M Tate
Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

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
Barbara L. Boone	Countrywide Home Loans, Inc.	Map: 151-10-A-215
(NAME) 1509 Brookchase Court	(NAME) 2021 N. Gallatin Rd., Ste 292	
(ADDRESS) Antioch TN 37013	(ADDRESS) Madison, TN 37115	
(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 BARBARA L. BOONE, an unmarried woman, 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. 195, on the Plan of Phase 2, Villages of Long Hunter, as shown by plat appearing of record in Instrument No. 20020575-0059732, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Ole South Properties, Inc., by Quitclaim Deed of record in Instrument No. 20030428-0056686, in the 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 Homeowners' Association of record in Instrument No. 20010531-0056381; Ingress/Egress Easement for the cemetery of record in Book 1101, Page 457, and Book 115, Page 302; Easement to the Metropolitan Government of Nashville, Davidson County, Tennessee for Water Mains of record in Book 8197, Page 288, Book 8358, Page 91, and Book 8358, Page 94; Utility Easement to the Tennessee Telephone Company of record in Book 9661, Page 919; Grant of Transmission Line Easement to the United States of America of record in Book 2338, Page 466; Declaration of Taking for 150' wide Easement for the use of by the TVA of record in Book 4446, Page 423; Judgment of record in Book 4535, Page 351; Easement for the 6" force main sewer line of record in Instrument No. 20000906-0088272; Easement for construction, maintaining, etc. the force main and related facilities of record in Instrument No. 20000906-0088271; Sanitary 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 Instrument No. 20020575-0059732; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1509 Brookchase Court, 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, has 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 25th day of July, 2003.

Davidson County DEEDWARR
Recvd: 08/05/03 16:00 2pgs
Fees:13.00 Taxes:431.65
20030805-0111156

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 25th day of July, 2003.

Notary Public

My Commission Expires: 5-23-05



(SEAL)

Mail After Recording To:

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