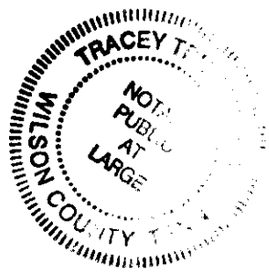
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,826.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/02/03 12:54 2pgs
Fees:13.00 Taxes:728.26
20030902-0126634

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold F Spears	1st Trust Bank for Savings	Map 098-05-0-B, 052.00
(NAME) 5751 South New Hope Road	(NAME) P.O. Box 17257	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Memphis Tennessee 38187-0257	
(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, Landmark Homes of Tennessee, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold F Spears and Alice W Spears, Husband and Wife, 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:

BEING Lot No. 52 of Final Plat of Baypointe Subdivision, Phase II, as shown by plat of record in Plat Book 200106080060679, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Landmark Homes of Tennessee, Inc. by deed from Baypointe, LLC. of record in Instrument # 200207300091389, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Restrictive Covenants of record in Deed Book 3827, Page 822, 3827-830, 3811-637, 4075-628, 20000510047337, 200007200071748, 200106210065743, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Transmission Line Easement as shown of record in Deed Book 1255, Page 347, 1280-445, Register's Office for said County.

Sewer/Storm Drainage Easement as shown of record in Deed Book 10316, Page 619, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 5751 South New Hope Road, Hermitage, TN 37076

(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 our hands this 28th day of August, 2003.

Landmark Homes of Tennessee, Inc.

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary Wisniewski with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Landmark Homes of Tennessee, Inc. the within named bargainer, a corporation, and that, Gary Wisniewski as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Gary Wisniewski as such President

Witness my hand and official seal this 8/28/2003

My Commission Expires: 1-23-06 _____
Notary Public

TRACEY T... NO PL... A LARGE ... WILSON CO... TENN.

File Number23080073

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122