File #200340770

Davidson County DEEDWARR
Recvd: 09/16/03 17:02 2pgs
Fees:13.00 Taxes:789.15

20030916-0136319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,285.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2003.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. 3/25/06

My Commission Expires MAR 25, 2006

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Atkins Jr. and Betty R. Atkins, married and Dena M. Johnson, unmarried	Countrywide Home Loans P.O. Box 10212 Van Nuys, CA 91410-0212	Map: 164-10-A-105
(NAME) 4061 Pineorchard Place	(NAME)	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, SOUTHERN HOME BUILDERS, LLC, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto DONALD W. ATKINS JR. AND BETTY R. ATKINS, MARRIED AND DENA M. JOHNSON, UNMARRIED, 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 all of Lot No. 264, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Southern Home Builders, LLC by Warranty Deed dated 03/13/03 of record in Instrument No. 20030317-0035365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Book 11588, Page 484; Book 11669, Page 376; Amendment of record in Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; By-laws of record in Book 11648, Page 662; Amendment of record in Instrument No. 20010504-0046261; Charter of Home owners Association of record in Book 11648, Page 660; Amendment to Charter of record in Instrument No. 20010326-0028531; Easement to Bell South Telephone and Telegraph of record in Book 1141, Page 327; Storm Water detention agreement of record in Instrument No. 20000113-0004777; Quitclaim Deed to Home owners association of record in Instrument No. 20010514-0049520 and, any and all matters as shown on plat of record in Instrument No. 20000929-0096421; all in the Register's Office for Davidson County, Tennessee. Donald W. Atkins Jr. et ux Betty R. Atkins are to be joint tenants with Dena M. Johnson.

Unimproved ( )
This is improved (X) property, known as 4061 Pineorchard Place, 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 GRANTEES, their heirs and assigns forever; and Grantor covenants with the said GRANTEES 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 Grantees 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 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 20th day of August, 2003.

Southern Home Builders, LLC

BY: _____

Connie Gill, Authorized Agent

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Connie Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Southern Home Builders, LLC., the within named bargainor, a limited liability company, and that she as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal, this 28th day of March, 2003.

Eileen Strange

Notary Public

My Commission Expires:

(SEAL)

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129