Davidson County DEEDWARR
Recvd: 12/23/03 14:10 2pgs
Fees:13.00 Taxes:851.00
20031223-0182702

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of December, 2003.

Notary Public

My Commission Expires: 11-17-05

DONALD R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Garth Alexander and Pakeza Alexander
229 Trace Park Court West
Nashville, Tennessee 37221

SEND TAX BILLS TO:
OWNER

MAP-PARCEL NUMBERS:
155-160-A-075.0CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Loiette H. Thompson, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Garth Alexander and wife, Pakeza Alexander** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, BEING Lot. No. 114 Traceside, Section Two, according to the plan of record in Book 7900, Page 980-981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Loiette H. Thompson, unmarried by Warranty Deed from Centex Real Estate Corporation of record in Book 9904, Page 360, Register's Office for Davidson County, Tennessee, dated December 28, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 980-981, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9236, Page 504; Book 9435, Page 493; Book 9677, Page 675; at Instrument No. 2002 011100 04996 and 2002 011600 06610, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 2000 032900 31450 and 2000 032900 31454, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record at in Book 10355, Page 859, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2003, a lien now due and payable.

This is improved property known as 229 Trace Park Court West, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 17th day of December, 2003.

Loiette H. Thompson

Loiette H. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loiette H. Thompson, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2003.

Notary Public

My Commission Expires: 11/20/05

DONALD R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON

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