File #200370179

Davidson County DEEDWARR
Recvd: 02/03/04 15:44 2pgs
Fees:13.00 Taxes:791.80

20040203-0013184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,000.00.

Tonya M. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2004.

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 22, 2007

(AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya M. Green	Community Resource Mort., Inc.	Map 150-12-B
(NAME) 3812 Park Royal Lane	(NAME) 508 Hampton Street, Ste. 201	Parcel 015.00
(ADDRESS) Antioch TN 37013	(ADDRESS) Columbia, SC 29201	
(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, **JERRY M. NIX, UNMARRIED JEANNE B. NIX, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TONYA M. GREEN, UNMARRIED**, 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. 15, on the Plan of the Re-subdivision of Lots 1, 2, 10, 11, 12, 14, 15, 16, 24 & 25, Kensal Green, Section One, as shown by plat appearing of record in Plat Book 7900, Page 631, 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 Jerry M. Nix and wife, Jeanne B. Nix by Warranty Deed dated February 28, 1995 of record in Book 9607, Page 966, Register's Office for Davidson County, Tennessee. Jerry M. Nix and Jeanne B. Nix having since divorced.

This conveyance is subject to the following: Restrictive Covenants of record in Book 7619, Page 647, Book 7619, Page 677, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826 and Book 8201, Page 770, as amended of record in Book 8708, Page 630 and Book 9065, Page 744; By-Laws of record in Book 7619, Page 679 as amended of record in Book 9509, Page 363 and Book 9647, Page 472; Charter of Kensal Green Homeowners' Association of record in Book 7661, Page 37; Quitclaim Deed to Somerset for Open Space of record in Book 7768, Page 455; any and all matters shown on plat of record in Plat Book 7900, Page 631; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3812 Park Royal Lane, 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 Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs 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 30th day of January, 2004.

Jerry M. Nix

Jeanne B. Nix

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Jerry M. Nix, unmarried and Jeanne B. Nix, unmarried who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of January 2004.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217