File #200410023

Davidson County DEEDWARR
Recvd: 03/02/04 10:39 2pgs
Fees:13.00 Taxes:702.63
20040302-0023383

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00.

Christy M. Ashford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2004.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Melinda Ashford	New South Federal Savings Bank	Map: 172-04-O-A-91
(NAME) 209 Payson Court	(NAME) 210 Automation Way	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS) Birmingham, AL 35210	
(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, **GENADY'S CONSTRUCTION, INC.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CHRISTY MELINDA ASHFORD, 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. Lot 81, on the Plan of Phase Three, Highlands of Brentwood, (formerly Brentwood Highlands) as shown by plat appearing of record in Instrument No.20010920-0101749, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to Highlands of Brentwood, LLC, a Tennessee limited liability corporation by Special Warranty Deed dated November 4, 1998 of record in Book 11189, Page 612, and further being conveyed to Genady's Construction, Inc. by Special Warranty Deed dated December 30, 2002 of record in Instrument No. 20030106-0001804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants and Declaration of Covenants, Conditions and Restrictions of record in Book 11189, Page 612, Book 11356, Page 815, Book 11629, Page 906 and amended in Instrument No. 20020722-0087704 and Instrument No. 20021121-0144877; Homeowners' Association Charter of record in Book 11595, Page 872; Easement for Sanitary Sewers/Storm Drainage of record in Book 7461, Page 773 and in Book 7461, Page 805; Easement for Ingress and Egress of record in Book 11189, Page 612; Easement for Bell South of record in Book 11608, Page 467; By-Laws of record in Book 11356, Page 840; Conveyance of Common Areas to Homeowners' Association by Quitclaim Deed of record in Book 11629, Page 909 and in Instrument No. 20000407-0035205; and, any and all matters shown on plat of record in Instrument No. 20010920-0101749; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 209 Payson Court, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES 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 Grantees 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 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 27th day of February, 2004.

Genady's Construction, Inc.

BY: _____

Genady Prutianov, President

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Christy Melinda Ashford who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2004.

_____

Notary Public

My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Genady Prutianov, 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 President of Genady's Construction, Inc., the within named bargainor, a corporation, and that he as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this 27th day of February, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004