4DA

File #200410068

Davidson County DEEDWARR
Recvd: 03/18/04 15:26 2pgs
Fees:13.00 Taxes:723.71

20040318-0031096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 195,597.00.

Elaine A. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/21/07

(AFFIX SEAL)

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

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
Elaine A. Thompson		Map: 172-4-A-101.00
(NAME) 220 Payson Court	(NAME)	Parcel:
(ADDRESS) Nashville TN 37211	(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, **GENADY'S CONSTRUCTION, INC.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ELAINE A. THOMPSON**, 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 91, 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 the same property conveyed to Genady's Construction, Inc. by Special Warranty Deed dated December 19, 2001 of record in Instrument No. 20020220-0021738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11189, Page 612, Book 11356, Page 815, Book 11629, Page 906, Instrument No. 20020722-0087704 and Instrument No. 20021121-0144877; Easement for Sanitary Sewer of record in Book 7461, Page 773 and Book 7461, Page 805; Easement for Access of record in Book 11189, Page 612; Easement for BellSouth of record in Book 11608, Page 467; Quitclaim Deeds for Open Space of record in Book 11629, Page 909 and Instrument No. 20000407-0035205; Homeowners' Association Charter of record in Book 11595, Page 872; By-Laws of record in Book 11356, Page 840; any and all matters shown on plat of record in Instrument No. 20010920-0101749; 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 220 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 its hand this 16th day of March, 2004.

GENADY'S CONSTRUCTION, INC.

BY: _____
Genady Prutianov, President

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 16th day of March, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)

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

Mail After Recording To:

Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue North, Suite 1900
Nashville, TN 37219