Davidson County DEEDWARR
Recvd: 03/23/04 13:19 2pgs
Fees:13.00 Taxes:591.63

20040323-0032703

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Subscribed and sworn to before me, this 5th day of March, 2004.

Notary Public

My commission expires: 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jay Edward Friday **April Nicole Griffin**	Countrywide Home Loans, Inc.	**173-11-O-A-86-CO**
905 Springs Hill Way	Suite 292 2021 North Gallatin Road	
Antioch, TN 37013	Madison, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Shae Berryman, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jay Edward Friday and April Nicole Griffin

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 Lot No. 65 on the Plan of Stanford Village, Section Three of record in Plat Instrument No. 20011217-0139079, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shae Berryman, unmarried, by Warranty Deed, from Beazer Homes Corp. d/b/a Phillips Builders, of record in Instrument No. 20020916-0112157, dated August 28, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20011217-0139079, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 9466, page 794, Register's Office for DAVIDSON County, Tennessee.
Agreement for Flood Plains of record in Book 11493, page 254, Register's Office for DAVIDSON County, Tennessee.
Easement to Consolidated Gulf Transmission Co., of record in Book 4218, page 425 & Book 4229, page 43, Register's Office for DAVIDSON County, Tennessee.
Gulf Interstate Gas Transmission Line of record in Book 2590, page 181, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement for Sanitary Sewer Lines of record in Book 11263, page 503, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument Nos. 200002030011283; 200002280019107; 200003010020280; 200103190026310; and 20020123-0009420, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 200002170016311, 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.

This is improved property known as 905 Springs Hill Way, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 5th day of March, 2004.

Shae Berryman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Shae Berryman, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2004.

Notary Public

My Commission Expires:

