Davidson County DEEDWARR
Recvd: 04/26/04 08:33 2pgs
Fees:13.00 Taxes:540.55

20040426-0046786

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,994.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2004.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigail E. Bartron & David H. Bartron 4264 Chesney Glen Drive Hermitage, TN 37076	Chase Manhattan Mortgage Corp 5409 Maryland Way STE 202 Brentwood, TN 37027	Map 87.01, Group A Parcel 15

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, we,

Charles L. Reasonover and wife, Jennifer C. Reasonover

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Abigail E. Bartron, married, and David H. Bartron, married

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. 22 ON THE PLAN OF SECTION 1A, CHESNEY GLEN, OF RECORD IN BOOK 9700, PAGE 288, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES L. REASONOVER, AN UNMARRIED PERSON, AND SANDRA C. REASONOVER, MARRIED, BY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, DATED MARCH 27, 1998, AND OF RECORD IN BOOK 10866, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO CHARLES L. REASONOVER, UNMARRIED, BY QUITCLAIM DEED FROM CHARLES L. REASONOVER, UNMARRIED AND SANDRA C. REASONOVER, MARRIED, DATED SEPTEMBER 2, 1998, AND OF RECORD IN BOOK 11115, PAGE 263, SAID REGISTER'S OFFICE. JENNIFER C. REASONOVER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 10278, Page 279, Book 10449, Pages 215 and 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944, and Book 11317, Page 674, Register's Office for Davidson County, Tennessee.
4) Property is subject to Chesney Glen, Section One-A, a Planned Unit Development, of record in Book 9700, Page 288, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
5) Property is subject to Homeowners Association Charter in Book 10290, Page 256, in Register's Office.
6) Property is subject to an easement for common area and facilities granted to Chesney Glen Homeowners Association of record in Book 10420, Page 356, in Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4264 Chesney Glen Drive, Hermitage, TN 37076
(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 we do covenant with 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 is 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 our hand(s) this 14th day of April, 2004.

Charles L. Reasonover

Jennifer C. Reasonover

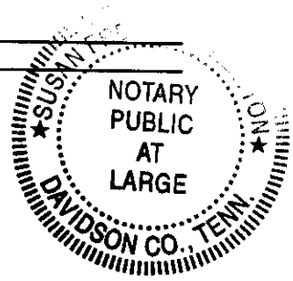
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles L. Reasonover and wife, Jennifer C. Reasonover, with whom I am personally acquainted, (or who 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 14th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076