My commission expires: 6/19/2007

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Derek King
Affiant

Subscribed and sworn to before me, this 11th day of August, 2004.

Notary Public

My commission expires June 19, 2007

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Derek King **Elaine King**	SAME AS NEW OWNER	**Map 173-11-O-A, Parcel 98-CO**
2164 Blake Drive		
Antioch, TN 37013		

Davidson County DEEDWARR
Recvd: 08/19/04 09:08 2pgs
Fees:13.00 Taxes:621.60

20040819-0100139

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, WE,

Shawn White and wife, Jacqueline White

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

Derek King and wife, Elaine King

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. 77 on the Plan of Section Three, Stanford Village of record in Instrument #20011217-0139079, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacqueline White and Shawn White, wife and husband, by Warranty Deed, from Beazer Homes Corp., d/b/a Phillips Builders, of record in Instrument # 20020718-0086541, Dated July 16, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Instrument # 20011217-0139079, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument # 200002030011283, Instrument # 200002280019107, Instrument # 200003010020280, Instrument # 200103190026310 & Instrument # 20020123-0009420 Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument # 200002170016311, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 9466, Page 794 & Book 11517, page 992 Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement to Davidson County, of record in Book 2739, page 637 & Book 2740, page 181, Register's Office for Davidson County, Tennessee.
Transmission Line Easement to Gulf Interstate of record in Book 2590, page 545, Register's Office for Davidson County, Tennessee.
Easement to Columbia Gulf Transmission Company of record in Book 4218, page 425 & Book 4229 page 43, 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.
Agreement for Flood Plains of record in Book 11493, page 254, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Asssociation of record in Instrument # 200002170016310, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 2164 Blake Drive, 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/our hand(s) this ~~11th~~ 10th day of August, 2004.

Shawn White

Jacqueline White

STATE OF ~~TENNESSEE~~ WA)
COUNTY OF ~~DAVIDSON~~ KING)

Personally appeared before me, a Notary Public of said County and State, Shawn White and wife, Jacqueline White, 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 ~~11th~~ 10th day of August, 2004.

KATINA G. NEWBERRY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-19-08

My Commission Expires: 7/19/08

Notary Public