Davidson County DEEDWARR
Recvd: 08/26/05 08:27 2 pgs
Fees:13.00 Taxes:377.61

20050826-0102056

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|~~$101,000.00~~ 103,055.60
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|25th DAY OF August, 2005.
|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
Ken Glaskox 3028 Dell Drive Hermitage, TN 37076	New Owner	Map 135-14, Group C Parcel 45

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,

William M. Christie and Kelly M. Whitehead n/k/a Kelly M. Christie, husband and wife

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

Ken Glaskox, 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. 45 ON THE PLAN OF RANSOM VILLAGE, OF RECORD IN BOOK 7900, PAGES 833 AND 834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KELLY M. WHITEHEAD, UNMARRIED, BY DEED FROM RANSOM VILLAGE, INC., DATED MAY 3, 1996, AND OF RECORD IN BOOK 10042, PAGE 985, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO WILLIAM M. CHRISTIE AND KELLY M. WHITEHEAD, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM KELLY M. WHITEHEAD JOINED BY HER HUSBAND, WILLIAM M. CHRISTIE, DATED FEBRUARY 24, 1999, AND OF RECORD IN BOOK 11403, PAGE 723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Pages 833-834, Register's Office for Davidson County, Tennessee.
3) Property is subject to Ransom Village, a Planned Unit Development, and the By-Laws appended thereto in Book 9525, Page 210, Register's Office for Davidson County, Tennessee, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 9525, Page 187, and amended in Book 9647, Page 72, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 9525, Page 187, and amended in Book 9647, Page 72, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for Storm Water Detention granted to Metro Government of record in Book 8879, Page 270, said Register's Office.
6) Property is subject to an easement for water and sewer lines granted to Metro Government of record in Book 10131, Pages 829 & 833, said Register's Office.
7) Property is subject to easement for common areas/facilities granted to Homeowners' Association of record in Instrument Number 20010530-0055831, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 513 Titan Court, Antioch, TN 37013
(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 25th day of August, 2005.

William M. Christie

Kelly M. Christie

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William M. Christie and Kelly M. Whitehead n/k/a Kelly M. Christie, husband and wife, 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 25th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

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

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