Davidson County DEEDWARR
Recvd: 12/27/05 16:20 2 pgs
Fees:13.00 Taxes:576.09

20051227-0154576

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires MAR. 22, 2008
(AFFIX SEAL)

AMY BETH ELMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, 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
John David Thompson 2401 Pleasant Springs Ln. Hermitage, TN 37076	1ST Trust Bank for Savings 6525 Quail Hollow Suite 300, Memphis, TN 38187-0257	Map 64-16, Group D Parcel 170

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,

Bretley S. Crook, unmarried

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

John David Thompson, unmarried

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. 318 ON THE PLAN OF SECTION THREE, TRUXTON PARK OF RECORD IN INSTRUMENT NO: 20011024-0116272, 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 BRETLEY S. CROOK, UNMARRIED MAN BY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, DATED JULY 9, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020712-0084310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20011024-0116272, Register's Office for Davidson County, Tennessee.
3) Property is subject to Truxton Park-Section Three, a Planned Unit Development, Charter of record in Instrument Number 20001101-0108603, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument Number 20001101-0108604, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 2001030-0107559, Supplemented Instrument Number 20010522-0052910, and Supplemented in Instrument Number 20020123-0009419, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Instrument Number 2001030-0107559, Supplemented Instrument Number 20010522-0052910, and Supplemented in Instrument Number 20020123-0009419, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for storm water detention to Metro Government in Instrument Number 20000824-0083612, said Register's Office.
6) Property is subject to easement for common and open areas to Truxton Park Home Owners Association in Instrument Number 20050311-0027266, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2401 Pleasant Springs Lane, 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 my hand(s) this 20th day of December, 2005.

Bretley S. Crook

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bretley S. Crook, unmarried, 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 20th day of December, 2005.

NOTARY PUBLIC

My Commission Expires:

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires MAR. 22, 2008

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