Davidson County DEEDWARR
Recvd: 10/24/06 10:21 2 pgs
Fees:13.00 Taxes:869.50

20061024-0131634

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

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
Cecil L. & Ann M. McFarland 6505 Lampe Ct. Hermitage, TN 37076	USAA Federal Savings Bank 19 Research Park Ct. St. Charles, MO 63304	Map 98-05, Group B Parcel 19

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,

James V. Tedesco and wife, Jennifer J. Tedesco

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

Cecil L. McFarland and wife, Ann M. McFarland

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:

BEING ONLY LOT NO. 19, FIRST REVISION, FINAL PLAT OF BAYPOINTE SUBDIVISION, PHASE I, RECORDED IN INSTRUMENT NO. 20000621-0061773, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCES ARE HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES V. TEDESCO, AND SPOUSE, JENNIFER J. TEDESCO BY DEED FROM CHARLIE O. LUNA AND MELYNDA JOY BATSON, BOTH UNMARRIED, DATED JUNE 5, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020613-0072132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20000621-0061773, Register's Office for Davidson County, Tennessee.
3) Property is subject to Baypointe Subdivision, Phase I, Planned Unit Development, of record in Instrument Number 20000621-0061773, 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.
4) Property is subject to Restrictive Covenants contained in Instrument Number 20000510-0047337, and amended in Instrument Number 20000720-0071748, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for sanitary/storm granted to Metro Government of record in Book 10316, Page 619, said Register's Office.
6) Property is subject to an easement for common/open areas granted to Baypointe H.O.A. of record in Instrument Number 20020805-0093528, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 6505 Lampe Court, 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 20 day of October, 2006.

James V. Tedesco

Jennifer J. Tedesco

FILE BOX 45

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James V. Tedesco and wife, Jennifer J. Tedesco, 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 October, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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