BILL GARRETT, Davidson County
Trans:T20110075646 DEEDWARR
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Fees:13.00 Taxes:731.26
20111201-0093434

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

This Instrument was prepared by:
KING, TURNBOW & BRISBY
Attorneys-At-Law
203 Third Avenue South
Franklin, TN 37064
(615) 794-5555

The actual consideration or value, whichever is greater,
For this transaction is $ 197,637.00

Affiant

Sworn to and Subscribed before me on this the
23 day of November , 2011

NOTARY PUBLIC
My Commission Expires: 11-23-11

TONY L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Lee Glaser and wife, Deborah Lee Glaser			Same			086040A07800CO
(NAME)			(NAME)			
4388 Oakcrest Lane						
(ADDRESS)			(ADDRESS)			
Hermitage, TN 37076						
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sydney R. Payne and wife, Berta Payne,** hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto **Lee Glaser and wife, Deborah Lee Glaser,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 52, on the plan of Revised Addition to Phase 2B, Oakcrest, of record in Plat Book 7900, Page 253, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sydney R. Payne and wife, Berta Payne from Alvin C. Ruhs and wife, Janice T. Ruhs, by Warranty Deed in Instrument 20070606-0068006, Register's Office for Davidson County, Tennessee recorded on 06/06/2007.

This is improved property known as 4388 Oakcrest Lane, Hermitage, TN 37076.

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 except for the following:

a. 2011 Davidson County Property Taxes have been collected at closing to be paid in full.

b. Subject to a Boundary Plat of record for Oakcrest, as recorded in Plat Book 7900, page 250, Register's Office for Davidson County. Subject to a Plat of record for Revised Addition to Phase 2B, Oakcrest, as recorded in Plat Book 7900, page 253, Register's Office for Davidson County.

c. Subject to all Declaration of Covenants, Conditions and Restrictions of record for Oakcrest, as recorded Deed Book 7308, page874, and as amended in Book 8277, page 830, Register's Office for Davidson County, TN.

d. Subject to a Charter of record for Oakcrest Home Association, as recorded Deed Book 7589, page 20, Register's Office for Davidson County, TN. Subject to a Charter of record for Oakcrest Property Association, as recorded Deed Book 7662, page 385, Register's Office for Davidson County, TN.

e. Subject to a Quitclaim Deed to the Homeowner's Association of record executed by David H. Parker, Trustee conveying the subdivision common area property to Oakcrest Property Association of record for Book 7665, page 798, Register's Office for Davidson County, TN.

And we do further covenant and bind myself, our heirs and assigns, 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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of November, 2011.

Sydney R. Payne

Berta Payne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23 day of November, 2011 before me personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sydney R. Payne and wife, Beta Payne, whom I am personally acquainted,(or upon satisfactory evidence proved to me) and who acknowledged that they executed the within instrument for the purposes therein contained .

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
My Commission Expires:

TONY L. TURNBOW
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY