File Doc 9-E
First Title & Escrow

BOOK 10514 PG 552

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 97

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Sabrina Downs (NAME)	First American National Bank (NAME)	155-08-0-C
6505 Chessington Drive (ADDRESS)	First American Center (ADDRESS)	238.00 Co
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	

FOR AND 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 C. Demetree and Lee Chira

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Sabrina Downs, 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. 238 on the Plan of Poplar Creek Estates, Phase II, as of record in Plat Book 6900, Pages 339 thru 347 amended in Plat Book 7900, Page 888, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to William C. Demetree and Lee Chira by quitclaim deed from Lee Chira, Trustee of record in Book 10081, Page 487, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Linda J. Knudsen executes this instrument in behalf of William C. Demetree and Lee Chira by the power vested in her by those certain Powers of Attorney of record in Book 8813, Page 433, Book 8813, Page 432 and Book 8436, Page 860, said Register's Office.

Upon oath, William C. Demetree and Lee Chira, warrants, covenants and certifies that the subject property is not their homestead as defined by

CONTINUED

unimproved ( )
This is improved (X) property, known as 6505 Chessington Drive, Nashville, Tennessee 37221
(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 30th day of June, 19 97

William C. Demetree by Linda J. Knudsen Attorney in Fact
William C. Demetree

Lee Chira by Linda J. Knudsen Attorn in Fact
Lee Chira

BOOK 10514 PG 553

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Demetree and Lee Chira

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June 19 97.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On this 30th day of June, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda J. Knudsen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William C. Demetree, and acknowledged that she executed the same as the free act and deed of the said William C. Demetree. Witness my hand and official seal at office this 30th day of June, 1997.

My Commission Expires:
9/23/2000

Notary Public

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On this 30th day of June, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda J. Knudsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee Chira, and acknowledged that she executed the same as the free act and deed of the said Lee Chira. Witness my hand and official seal at office this 30th day of June, 1997.

My Commission Expires:
9/23/2000

Notary Public

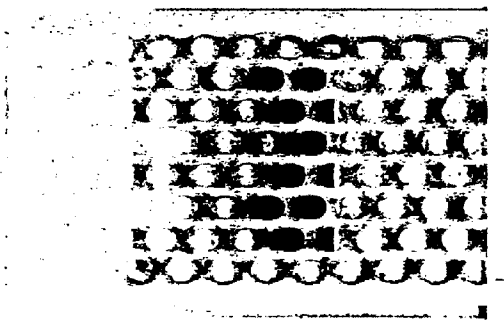
LEGAL DESCRIPTION CONTINUED

Statute.

0322190
IDENTIF. ➔ REFERENCE

97 JUL -2 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9887 07/02 0301 03CHECK 425.42



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

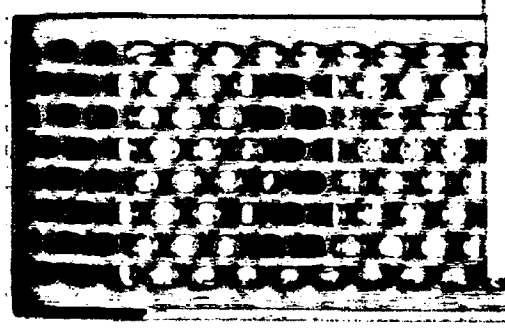
FOR _____

BOOK 10514 PG 554

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				166600.00
			CON TX	616.42
			PRFEE	1.00
			WDEED	8.00
			TOTAL	625.42
			CHECK	625.42
07/02/97	01	10:31 0001		9987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03221 90
IDENTIF. # REFERENCE

97 JUL -2 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169768