WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$148,000.00**

Bernard Kevin Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF JANUARY, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

RECORD COUNTY, TENN. AT LARGE

Instr:200001200006752 Page: 1 OF 2
REC'D FOR REC 01/20/2000 11:10:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $547.60

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard Kevin Evans	New Owner	**173-4-A9**
(NAME)	(NAME)	
101 Brian Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(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 S Price Jr. and wife Marcia S. Price**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bernard Kevin Evans and wife Vicki Jo Evans**, 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. 9 on the Plan of Oak Highlands Phase 1 of record in Plat Book 6900, Pages 432, 433, 444, 445 Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to William S. Price Jr. and wife, Marcia S. Price by deed of record in Book 8256, Page 487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record

unimproved
This is improved X property, known as **101 Brian Circle, 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 **my/our hand(s)** this **18th day of January, 2000**.

William Scott Price Jr.
William S Price Jr.

Marcia S Price
Marcia S. Price

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Bernard Kevin Evans and wife Vicki Jo Evans, the bargainor, 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 Nashville, Tennessee, this 18th day of January, 2000.

Commission expires: 2/18/01

Kimberly R Parker
Notary Public

