WARRANTY DEED

Instr:200001260008510 Page: 1 OF 2
REC'D FOR REC 01/26/2000 10:49:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $412.55

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 2000.

Notary Public

MY COMMISSION EXPIRES: 9-14-2001
(AFFIX SEAL)

JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean T. Jewett (NAME)	SAME (NAME)	MAP 162-06
189 Delvin Drive (ADDRESS)	(ADDRESS)	PARCEL 351
Antioch ~~Nashville~~, TN 37013 ~~37211~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FC FC

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, Patrick J. Champlin and wife, Freda S. Champlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean T. Jewett and wife, Jennifer A. Jewett

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. 35 on the Plat of Bess Estates, Section I, of record in Plat Book 4460, page 154, Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patrick J. Champlin and wife, Freda S. Champlin by deed from Eddie Patterson and wife, Jean Patterson, of record in Book 5179, page 946, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 4460, page 154, said Register's Office; (c) restrictive covenants of record in Book 4679, page 64, said Register's Office; and (d) driveway easement of record in Book 4752, page 358, said Register's Office.

FC FC FC

unimproved ( )
This is improved (X) property, known as 189 (House Number) Delvin Drive (Street), Antioch ~~Nashville~~ (P.O. Address), Tennessee (City or Town) 37013 ~~37211~~ (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 21st day of January 2000.

Patrick J. Champlin
Patrick J. Champlin

Freda S. Champlin
Freda S. Champlin

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 Patrick J. Champlin and wife, Freda S. Champlin

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 Nashville, Tennessee, this 21st day of January, 2000.

Commission expires Exp. 03/24/2001

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