STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:20000131000964? Page: 1 OF 2
REC'D FOR REC 01/31/2000 11:47:49AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $599.03

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00.

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of January, 2000.

_____
Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David D. Mahew
925 South Woodstone Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 172-03-0-A-084.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darren M. Dowell and wife, Donna M. Dowell** hereinafter referred to as Grantor, hereby transfers and conveys to **David D. Mahew, an unmarried man** hereinafter referred to as Grantee, his 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. 84 on the Plan of the Woodlands, Phase I, Section I, as of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Darren M. Dowell and wife, Donna M. Dowell by Warranty Deed from Matthew A. Brayton and wife, Andrea A. Brayton of record in Book 11008, page 661 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 6900, Page 499 in said Register's Office

HOA Charter of record in Book 8454, page 246 in said Register's Office.

Dedication of Common Area of record in Book 8472, page 310 in said Register's Office.

Storm Water Detention Agreement of record in Book 7336, page 3 in said Register's Office.

Boundary Plat of record in Book 6900, page 497 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 7334, page 109, as amended in Book 7408, page 250; Book 7516, page 37; Book 8464, page 463; Book 8622, page 390; Book 8434, page 224 and in Book 8643, page 675 all in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This is improved property known as 925 South Woodstone Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 26th day of January, 2000.

Darren M. Dowell

Darren M. Dowell

Donna M. Dowell

Donna M. Dowell

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 Darren M. Dowell and wife, Donna M. Dowell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2000.

Notary Public

10/22/01

My Commission Expires