WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Hovie L. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200002010010565 Page: 1 OF 2
REC'D FOR REC 02/01/2000 3:34:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $499.50

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hovie L. Walker (NAME)	SOUTHEASTERN MORTGAGE (NAME)	MAP 26-15
200 Northside Drive (ADDRESS)	115 29th Avenue, South (ADDRESS)	PARCEL 12
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, James C. Bridgeman and wife, Georgie L. Bridgeman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hovie L. Walker and wife, Sondra D. Walker

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. 57, Section One, North Hill Estates, as of record in Book 3300, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Marsha Drive, the common corner of Lots Nos. 57 and 58; thence in a northeasterly direction with the margin of said Marsha Drive, 105.21 feet to a concrete monument; thence continuing in a northeasterly direction with the southeasterly margin of Marsha Drive, 34.79 feet to a concrete monument, the beginning of a curve; thence around said curve, having a radius of 25.0 feet, 39.27 feet to a concrete monument in the southwesterly margin of Northside Drive; thence in an easterly direction with the southwesterly margin of Northside Drive, 203.54 feet to the common corner of Lots Nos. 56 and 57; thence in a southerly direction with the line between Lots Nos. 56 and 57; 198.6 feet to a concrete monument in the northerly line of Lot No. 58; thence in a westerly direction with the line between Lots Nos. 57 and 58, 238.6 feet to point of beginning.

Being the same property conveyed to James C. Bridgeman and wife, Georgie L. Bridgeman by deed from Thomas S. Burnette, Jr. and wife, Mary C. Burnette, of record in Book 4124, Page 180, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 200 Northside Drive, Madison, TN 37115
(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 28th day of January 2000

James C Bridgeman
James C. Bridgeman

Georgie L Bridgeman
Georgie L. Bridgeman

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 James C. Bridgeman and wife, Georgie L. Bridgeman

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 Goodlettsville, Tennessee, this 28th day of January 2000

Commission expires 10-25-03

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 _____.

NOTARY PUBLIC AT LARGE

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

My commission expires _____

Notary Public