18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200002030011517 Page: 1 OF 3
REC'D FOR REC 02/03/2000 2:17:47PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $179.45

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **February, by and between DENISE C. ALLIS, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECEESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter called GRANTOR, and STEPHANIE DENISE SHERRILL, UNMARRIED, hereinafter called GRANTEE.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DENISE C. ALLIS, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, GRANTOR, does hereby bargain, sell, transfer and convey unto STEPHANIE DENISE SHERRILL, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 915 SHELBY AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Denise C. Allis, Trustee
DENISE C. ALLIS, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DENISE C. ALLIS, TRUSTEE WITH FULL POWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of February, 2000.

Notary Public

My Commission Expires: 7-26-2003

Name and Address of Property Owner:

STEPHANIE DENISE SHERRILL, UNMARRIED

915 SHELBY AVENUE
NASHVILLE, TN

Property Address:

915 SHELBY AVENUE
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 82-16, PARCEL 367

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$48,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **February, 2000.**

Notary Public

My Commission Expires: 7-26-2003

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of W.W. Tottens Addition of record in Book 57, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to DENISE C. ALLIS, TRUSTEE WITH FULL POWER, by Deed from THE ALICE W. JEW FOUNDATION, of record in Book 10537, page 789, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All COUNTY REAL PROPERTY taxes for the year 2000 and subsequent years (MAP 82-16, PARCEL 367).

2. All matters as set forth on the Plan of record in Plat Book 57, page 22, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.