Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January 19 00

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

Instr:200002090013324 Page: 1 OF 2
REC'D FOR REC 02/09/2000 12:39:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $991.60

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE H. DAVIS	BANK OF AMEMERICA	MAP 155-07
(NAME)	(NAME)	
6785 AUTUMNWOOD DRIVE	2059 NORTHLAKE PARKWAY	GROUP A
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37221	TUCKER, GA 30084	PARCEL 041.00CO
(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, JACK D. VANDERCOOK, JR. AND MARY THOM VANDERCOOK, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE H. DAVIS AND WIFE, ELIZABETH PERRY DAVIS

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. 16 on the final plat of Poplar Creek Estates, Phase IV, Subdivision, of record in Plat Book 9700, Page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack D. Vandercook, Jr. and wife, Mary Thom Vandercook by deed from Donald W. Johnson and wife, Kay B. Johnson of record in Book 10890, Page 291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Poplar Creek Estates, Phase IV, of record in Plat Book 9700, page 195; Declaration of Covenants, Conditions, and Restrictions for Poplar Creek including but not limited to easements, assignments, special assessments, charges and liens, contained in an instrument of record in Book 9472, Page 824, all of record in Register's Office for Davidson County, Tennessee; The mortgage loan inspection by John Kohl & Company, P.C. dated April 10, 1998, indicates the concrete drive serving subject property encroaches on the 20 foot public utility and drainage easement along the front of said property and the house encroaches over the building envelope along the front of said property.

unimproved ( )
This is improved (X) property, known as 6785 AUTUMNWOOD DRIVE, NASHVILLE, TENNESSEE 37221
(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 31st day of January, 19 00

JACK D. VANDERCOOK, JR.

MARY THOM VANDERCOOK

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 JACK D. VANDERCOOK, JR. AND MARY THOM VANDERCOOK, BOTH UNMARRIED

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 Brentwood Tennessee, this 31st day of January, 2000

Commission expires 5-28-2000

Catherine R. Vice
Notary Public

CATHERINE R. VICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

WARRANTY DEED

FROM

JACK D. VANDERCOOK, JR. AND MARY THOM VANDERCOOK

TO

JOE H. DAVIS AND WIFE, ELIZABETH PERRY DAVIS

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027