WARRANTY DEED

Instr:200002090013358 Page: 1 OF 2
REC'D FOR REC 02/09/2000 1:13:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $814.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Janet C. Rachel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF February 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires MAY 23, 2003

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet C. Rachel (NAME)	GMAC Mortgage Corporation (NAME)	042-01-003.00
816 Fonnic Drive (ADDRESS)	100 Witmer Road (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Allan Erb and wife, Carla Erb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet C. Rachel and husband, David Rachel

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. 32 on the Plan of the Resubdivision of certain lots of Ozark Hills, of record in Plat Book 4300, Page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Allan Erb and wife, Carla Earb, by deed from Carl William Chaney and wife, Sharon H. Chaney, of record in Book 8503, page 903, said Register's Office.

unimproved ( )
This is improved (X) property, known as 816 Fonnic Drive, Nashville, TN 37207
(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 my hand this 3rd day of February 2000

Allan Erb
By: Allan Erb by Carla Erb, Attorney-in-Fact
Carla Erb, Attorney-in-Fact
Carla Erb

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carla Erb

the 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 and official seal at _____, Tennessee, this 3rd day of February 2000.

Commission expires _____

Notary Public

My Commission Expires MAY 23, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Carla Erb and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Attorney-in-Fact and _____ respectively of the Allan Erb the within named bargainor, and corporation, and that She as such Attorney-in-Fact 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 Carla Erb as such Attorney-in-Fact, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of February, 2000.

My commission expires _____

Notary Public

My Commission Expires May