Instr:200002110014040 Page: 1 OF 2
REC'D FOR REC 02/11/2000 11:39:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $738.15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of February, 2000.

Notary Public

My Commission Expires: 12/22/01

KENNETH THOMAS SIDWELL, NOTARY PUBLIC AT LARGE, STATE OF TENNESSEE

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:
Susan W. Kelton
5548 Trousdale Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Susan W. Kelton
6109 Murray Lane
Brentwood, Tennessee 37027

MAP-PARCEL NUMBERS:
160-12 118.00

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, **Shirley J. Spear, an unmarried person** hereinafter referred to as Grantor, hereby transfers and conveys to **Susan W. Kelton, a married person** 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. 163, Hearthstone, Phase I, of record in Plat Book 5200, page 218, as amended in Book 5677, page 417, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the southeasterly margin of Trousdale Drive, said monument being the most northerly corner of the herein described lot; thence with the margin of the same southwesterly 101.64 feet to a concrete monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve, southeasterly 39.27 feet to a concrete monument in the northeasterly margin of Spring House Way; thence with the margin of the same , southeasterly 112.24 feet to a point; thence leaving said margin, North 43 deg. 10' 59" East 139.81 feet to a point; thence North 57 deg. 42' 59" West 163.00 feet to the point of beginning.

Being the same property conveyed to Walter J. Spear and wife, Shirley J. Spear, by deed from Joseph J. Marek and wife, Penny Wade Marek, as of record in Book 7075, page 208, Register's Office for Davidson County, Tennessee. Walter J. Spear having since deceased.

THIS CONVEYANCE MADE SUBJECT TO:

Taxes for the year 2000, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7075, Page 209, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5409, Page 485, Book 5479, page 422, Book 5802, page 577, Book 6140, page 75, Book 6140, page 81, Book 6293, page 894, Book 7053, page 982, Register's Office for &*V28& County, Tennessee.

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 conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5548 Trousdale Drive, Brentwood, Tennessee 37027.

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 10th day of February, 2000.

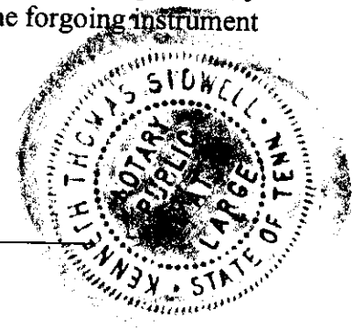
Shirley J. Spear

Shirley J. Spear

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 Shirley J. Spear, an unmarried woman, 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 10th day of February, 2000.



Notary Public

10/22/01
My Commission Expires