Instr:200002160015403 Page: 1 OF 2
REC'D FOR REC 02/16/2000 8:52:35AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $284.85

# WARRANTY DEED

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,986.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 31, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew Frank Johns, III (NAME) | CAVALRY BANKING (NAME) | MAP 150-1 |
| 3309 New Towne Road (ADDRESS) | 114 West College Street (ADDRESS) | PARCEL 81.00 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP) | Murfreesboro, Tennessee 37130 (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, Michael A. Check and Elizabeth S. Check

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Frank Johns, III, unmarried

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:

BEING all of Lot No. 156 on the Plan of Section II Towne Village of the Country, as shown by plat and survey of record in Plat Book 5200, page 176 and 177, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

~~BEING THE SAME PROPERTY conveyed to Andrew Frank Johns, III, unmarried, by deed from Michael A. Check and wife, Elizabeth S. Check of record in Deed Book Page in the aforesaid Register's Office.~~

BEING THE SAME PROPERTY conveyed to Michael A. Check, unmarried, by deed from Catherine C. Hershey, unmarried, of record in Book 9161, page 416, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Elizabeth S. Check joins in this conveyance to convey any and all rights she may have in this property.

unimproved ( )
This is improved ( X ) property, known as 3309 New Towne Road, Antioch, Tennessee 37013
(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

Michael A. Check

Michael A. Check

Elizabeth S. Check

Elizabeth S. Check

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Check and Elizabeth S. Check

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 Smyrna, Tennessee, this 28th day of January, 2000.

Commission expires October 31, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

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 _____, _____.

My commission expires _____

Notary Public