Instr:200002230017538 Page: 1 OF 2
REC'D FOR REC 02/23/2000 8:13:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.74

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,200.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of February, 2000.

Notary Public

My Commission Expires: 11.18.01

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:
Bart Witsman
5805 Murphywood Crossing
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Guaranty Trust
640 Broadmor Boulevard, Suite 100
Murfreesboro, Tennessee 37129

MAP-PARCEL NUMBERS:
164-13-0-067.00

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, **Doris S. Demos, a married woman** hereinafter referred to as Grantor, hereby transfers and conveys to **Bart Witsman, an unmarried man** 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. 235 on the Plan of First Revision, Asheford Crossing, Section Two, of record in Book 9700, page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Doris S. Demos, an unmarried person, by deed from Beazer Homes Corp DBA Phillips Builders, as of record in Book 10544, page 553, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS 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 9700, Page 171, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9651, Page 900, as amended in Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, and Book 11455, page 769, Register's Office for Davidson County, Tennessee.

Homeowers Association Charter of record in Book 9651, page 895, said Register's Office.

By-laws of record in Book 9651, page 925, said Register's Office.

All matters on prior plat of record in Plat Book 9700, Page 113, Register's Office for Davidson 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 is improved property known as 5805 Murphywood Crossing, Antioch, Tennessee 37013.

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 7th day of February, 2000.

Doris S. Demos

Doris S. Demos

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 Doris S. Demos, 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 7th day of February, 2000.

Notary Public

11-18-01

My Commission Expires