Instr:200002230017707 Page: 1 OF 2
REC'D FOR REC 02/23/2000 10:17:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $504.31

TNIJ4290

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 130,300.00

Affiant

Subscribed and sworn to before me, this 19 day of Feb, 2000.

My commission expires:

Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires July 24, 2000

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
219 HAYWOOD LANE ANTIOCH, TN 37013	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 148-10-0/071.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

GEORGE H. FITZGERALD, JR. AND WIFE, BEVERLY P. FITZGERALD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

WALLACE M. IVEY

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAIVDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF BLANCHARD HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 2663, PAGE 62 AND 63, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. FITZGERALD, JR. AND WIFE, BEVERLY P. FITZGERALD, BY QUIT CLAIM DEED FROM DOROTHY MOODY, DATED OCTOBER 31, 1986, AND RECORDED NOVEMBER 3, 1986 IN BOOK 7028, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 219 HAYWOOD LANE, ANTIOCH, TN 37013

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18 day of Feb, 2000.

_____ George H. Fitzgerald Jr.

_____ Beverly P. Fitzgerald

State of Tennessee
County of DAVIDSON

On this 18 day of Feb., 2000, before me personally appeared George H. Fitzgerald Jr. & Beverly P. Fitzgerald to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires

GIB VANDERVEEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires July 28, 2003

_____
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.