Instr:200002230017814 Page: 1 OF 2
REC'D FOR REC 02/23/2000 1:29:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $192.40

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **22nd** day of **February, 2000** between **Karen E. Bain, a single person,** , GRANTOR, and **John J. Fox and wife, Shirley J. Fox** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being the south part of Lot No. 46 on the plan of Rayon City, of record in Book 843, Page 13, Register's Office for said County, to which plan reference is herein made for a more complete description.

Beginning at a point in the southerly margin of Newell Avenue (Formerly Dupont Avenue), said point being 313.1 feet from the southerly corner of Newell Avenue and Davis Avenue: thence, south 64 deg. 20' west 148.2 feet to a point at the rear line of subject parcel; thence, south 30 deg. 33' east 23.3 feet to a point at the south margin of Newell Avenue; thence with said margin of said avenue north 28 deg. 56' west 60 feet to the point of beginning, according to a survey of John Kohl, Registered Land Surveyor, dated 20, 1978.

Being the same property conveyed to Karen E. Bain, a single person, by Warranty deed from Earl W. Lee, a single person, of record in Book 9525, page 337, Register's Office for Davidson County, Tennessee.

This subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to sewer easement of record in Deed Book 9377, page 236, Register's Office for Davidson County, Tennessee.

Improved property known as 107 Newell Avenue, Old Hickory, Tennessee 37138.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **22nd** day of **February, 2000.**

Karen E. Bain

Karen E. Bain

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen E. Bain, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 22nd day of February, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $52000

Affiant

Subscribed and sworn before me this 22nd day of February, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Send Tax Bills to:
New owner

Address of New Owner
John J. Fox
~~107 Newell Avenue~~
~~Old Hickory, Tennessee 37138~~
206 Cedar View Dr.
Antioch, TN 37013

Map & Parcel Number:

Map 44-5 Parcel 150