40-A

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Instr:200002250018705 Page: 1 OF 2
REC'D FOR REC 02/25/2000 3:29:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $193.14

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mary McMahon 237 Hickory Street Madison, TN 37115	CTX Mortgage Co. P.O. Box 199077 Dallas, TX 75219-9077	043-13-0-340.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carol L. Koch, unmarried**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Mary McMahan,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10 of Block E on the Map of Crittenden Estates as of record in Book 947, page 69, Register's Office for said County.
>
> Said Lot No. 10 fronts 50 feet on the north side of Hickory Street, formerly Oak Street and runs back between line 131.7 feet on the west line and 131.1 feet on the east line to a dead line in the rear on which it measures 50 feet.
>
> Being the same property conveyed to Carol L. Koch by deed from The Estate of Clara Mae Simmons of record in Book 10062, page 138, Register's Office for Davidson County, Tennessee.

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, her heirs and assigns, forever;

AND I do covenant with the said Grantee that I 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;

Subject to the following restrictions and conditions:

1. 2000 taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Book 974, page 69, said Register's Office.
3. Subject to any and all building and zoning regulations and permits.
4. Subject to notes on the Plan of record.

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, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

This improved property is known as: 237 Hickory Street, Madison, TN 37115.

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WITNESS MY HAND this 23rd day of February, 2000, in Franklin, Tennessee.

Carol L. Koch
CAROL L. KOCH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Carol L. Koch, the within named bargainor with whom I am personally acquainted or who have presented satisfactory evidence of identification, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23rd day of February, 2000.

NOTARY PUBLIC

My Commission Expires: 3/26/03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,200.00.

James T. Sack
AFFIANT

Sworn to and subscribed before me this 23rd day of February, 2000.

NOTARY PUBLIC

My commission expires: 3/26/03

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