Instr:200002280019024 Page: 1 OF 2
REC'D FOR REC 02/28/2000 11:36:24AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $532.80

This instrument is being executed pursuant To a Power of Attorney being recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2000.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Cavins et tux 2901 Edgemoor Drive Nashville, TN 37217	New Owner	Map 150.05 Parcel 170

For and in 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,

Joel E. Vanderglas and wife, Kimberly H. Vanderglas (by and through Joel E. Vanderglas, Attorney In Fact)

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rodney Cavins and wife, Amy Cavins

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 764 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 17, OF RECORD IN BOOK 4460, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOEL E. VANDERGLAS ET TUX, KIMBERLY H. VANDERGLAS BY DEED FROM VAUGHN B. CORDLE ET TUX, DEBI S. CORDLE AND WARREN J. CRAWFORD, A SINGLE PERSON DATED JULY 5, 1985 OF RECORD IN BOOK 6602, PAGE 765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line along the front of said lot, a 15 foot minimum building setback line along the west side of said lot, a 10 foot easement for utility and drainage purposes along the northeast side of said lot.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2901 Edgemoor Drive, Nashville, TN 37217
(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 my hand(s) this 25th day of February, 2000.

Joel E. Vanderglas

Kimberly H. Vanderglas by Joel E. Vanderglas, Atty. in fact
Kimberly H. Vanderglas by Joel E. Vanderglas,
Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joel E. Vanderglas, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly H. Vanderlgas, Attorney-in-Fact for Joel E. Vanderlgas, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Joel E. Vanderglas for the purposes therein contained.

WITNESS my hand and official seal this 25th day of February, 2000.

NOTARY PUBLIC

My Commission Expires:

1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076