# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

Instr:200002280019268 Page: 1 OF 2
REC'D FOR REC 02/28/2000 3:13:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $401.45

**THIS INSTRUMENT WAS PREPARED BY**

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sheri L. Lewis (NAME) | AmSouth Bank (NAME) | 150-14A-069 |
| 212 Shoemaker Court (ADDRESS) | 2050 Parkway Office Cr. (ADDRESS) | 2DX-09734 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Birmingham, AL 35244 (CITY) (STATE) (ZIP) | |

FOR AND 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, Tracey Jean Gallien, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheri L. Lewis, unmarried

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. 69 on the Plan of Calumet Phase Four, of record in Plat Book 9700, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Tracey Jean Gallien, by deed from James T. McLean, Sr., of record in Book 10325, page 132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions and By-Laws of record in Book 7566, page 664, amended in Book 9751, page 92; Deed of record in Book 10208, page 776; Boundary Plat of record in Book 6900, page 649; Plan of record in Book 9700, page 112; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 212 Shoemaker Court, Antioch, TN 37013
(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 this 25th day of February, 2000

Tracey Jean Gallien by [illegible] ATTY IN FACT
Tracey Jean Gallien

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **DeAnna Patterson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Tracey J. Gallien, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) **Tracey J. Gallien**, the bargainor(s), by the said, **DeAnna Patterson** as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 25th day of February, 2000.

Jennifer Dunlap
Notary Public

My Commission Expires: 5/27/2001