Realty 48A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200003010020219 Page: 1 OF 2
REC'D FOR REC 03/01/2000 3:16:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $451.40

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of February, 2000.

Notary Public

DIANE K. HORNSBY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 3-28-2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jennifer P. Dodd
678 Candlestick Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Southeastern Mortgage of Tennessee, Inc.
115 29th Avenue South
Nashville, TN 37212

MAP-PARCEL NUMBERS:
Map/Parcel: 147-14/158.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl Webster Gehman Jr and wife, Christine Gehman** hereinafter referred to as Grantors, hereby transfer and convey to **Jennifer P. Dodd and husband, Robert P. Dodd** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 439 on the Plan of Candlestick Farms, Section 4, of record in Book 3600, page 71 as amended in Book 3822, page 71 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 439 fronts 90 feet on the easterly margin of Candlestick Drive and runs back between lines measuring 164.7 feet on the northerly side and 150 feet on the southerly side to a line in the rear on which it measures 91.2 feet.

Being the same property conveyed to Carl W. Gehman and wife, Pamela H. Gehman by deed from Lawrence R. Rafferty and wife, Muriel Diane Rafferty, of record in Book 4835, page 911 in the Register's Office for Davidson County, Tennessee. Pamela H. Gehman conveyed her interest to Carl Webster Gehman Jr. by Quitclaim Deed of record in Book 10539, page 938 in the Register's Office for Davidson County, Tennessee. Carl W. Gehman and Carl Webster Gehman Jr. are one and the same person. Christine Gehman hereby joins in this to convey any marital interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 3600, page 71 as amended in Book 3822, page 71; Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 3375, page 391; Book 3811, page 978 and in Book 3822, page 75; All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien, not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 678 Candlestick Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 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 **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.

Carl Webster Gehman, Jr.
Carl Webster Gehman Jr

Christine Gehman
Christine Gehman

STATE OF Pennsylvania
COUNTY OF Lehigh

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Webster Gehman Jr and Christine Gehman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2000.

Notarial Seal
Tina M. Butler, Notary Public
Lower Macungie Twp., Lehigh County
My Commission Expires March 12, 2001

Tina M. Butler
Notary Public

My Commission Expires

