PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (st) Title No: 41439
Dav. Co. File: Box 8

Instr:200003030021394 Page: 1 OF 2
REC'D FOR REC 03/03/2000 1:23:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $758.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Danny Dalby Christy Dalby 6516 Chessington Drive Nashville, TN 37221	First Republic Mortgage Corp. 3212 West End Avenue, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 155-8-C-14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 205000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Willard Dean and spouse, Irmgard Dean,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Danny Dalby and spouse, Christy Dalby,** hereinafter called the **Grantee**, Grantee's 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. 14 on the Plan of Poplar Creek Estate Phase Two of record in Book 6900, Page 339, Register's Office for said County.

SAID Lot No. 14 fronts 78.06 feet on the Northeasterly margin of Chessington Drive and extends back 125.0 feet on the Northeasterly line and 125.50 feet on the Southeasterly line to a dead line in the rear, measuring 40.07 feet thereon.

BEING the same property conveyed to Willard Dean and wife, Irmgard by deed from Sunbelt Homes of record in Book 8856, Page 790, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 339, said Register's Office, which Plan shows a 20 foot minimum building setback line from Chessington Drive together with additional setback designations and 10 foot easement for Public Utility and Drainage Purposes along the Rear and Northwesterly Lines line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 6486, page 587, Book 6662, page 433, book 6987, page 966, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars and said plan amended by instrument recorded concurrently herewith.

This is improved property, known as: 6516 Chessington Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 2000.

Willard Dean
Willard Dean

Irmgard Dean
Irmgard Dean

State of Tennessee
County of Davidson

On this 25th day of February, 2000, before me the undersigned authority, personally appeared **Willard Dean** and **Irmgard Dean**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205000.00

Affiant

Sworn and subscribed before me on the 25th day of February, 2000.

Notary Public

My Commission Expires: _____