PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41533bw
Dav. Co. File: Box 8

Instr:200003070023260 Page: 1 OF 2
REC'D FOR REC 03/07/2000 2:01:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $514.30

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael P. Barbour Angela D. Barbour 109 Sandia Peak Court Antioch, TN 37013	Pulte Mortgage Corp. 7475 S. Joliet Street Englewood, CO 80112

TAX MAP-PARCEL NUMBERS: 135-14-A-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 139,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Spruell Driver, Jr. and spouse, A. Elaine Driver,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael P. Barbour and spouse, Angela D. Barbour,** 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. 186 on the Plan of Pinnacle Point Subdivision, Phase Four of record in Book 6900, page 524, Register's Office for said County.

SAID Lot No. 186 fronts 51.01 feet on the northerly margin of Sandia Peak Court and extends back 88.17 feet on the easterly line and 121.96 feet on the southwesterly line to a dead line in the rear, measuring 174.82 feet thereon.

BEING the same property conveyed to Spruell Driver, Jr. and wife, A. Elaine Driver by deed from Ronald James Falco and wife, Teresa Marie Falco of record in Book 10078, page 531, 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 524, said Register's Office, which Plan shows a 20 foot minimum building setback line from Sandia Peak Court, together with additional setback designations and 10, 15 and 10 foot foot easement for public utility and drainage along the rear, front and easterly line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 7032, page 733, Book 7067, page 739, Book 6405, page 169, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 109 Sandia Peak Court, Antioch, TN 37013

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 3rd day of March, 2000.

Spruell Driver, Jr.

A. Elaine Driver

State of Tennessee
County of Williamson

On this 3rd day of March, 2000, before me the undersigned authority, personally appeared **Spruell Driver, Jr.** and **A. Elaine Driver**, 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.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139,000.00

Affiant

Sworn and subscribed before me on the 3rd day of March, 2000.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary Public