# WARRANTY DEED

Instr:200003220029182 Page: 1 OF 2
REC'D FOR REC 03/22/2000 1:55:16PM
RECORD FEE: $11.00
TAX: $0.00 T. TAX: $425.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF March 20 00

Notary Public

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sherri Bond Rucker | SAME | MAP 150-1 |
| (NAME) | (NAME) | |
| 545 Owendale Drive | | PARCEL 308.00 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (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, Joyce Delaughter Peacock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherri Bond Rucker

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:

BEING Lot No. 61, on the Edge-O-Lake Subdivision, Section 18, of record in Book 4675, Page 84, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joyce Delaughter Peacock by Quitclaim Deed from James Burton Peacock, of record in Book 7360, Page 228, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4797, Page 410; Book 5071, Page 711; and Plat Book 4675, Page 84, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved ( X ) property, known as 545 Owendale Drive, 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 10th day of March, 20 00

Joyce Delaughter Peacock

Joyce Delaughter Peacock

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 Joyce Delaughter Peacock

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of March 20 00.

Commission expires January 26, 2002

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public