WARRANTY DEED

Instr:200003300031817 Page: 1 OF 2
REC'D FOR REC 03/30/2000 10:21:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $477.30

00B-5221

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kris Brummett (NAME)	SAME (NAME)	MAP 53-3
1411 Clarke Street (ADDRESS)	(ADDRESS)	PARCEL 242
Old Hickory, Tennessee 37138 (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, Vicki M. Nix and Harold D. Nix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kris Brummett, 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. 200 on the Plan of Section "B" Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Vicki M. Nix and Harold D. Nix by deed from Jefre S. Goldtrap and wife, Mary Marie Goldtrap of record in Book 11642, Page 35, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2000 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1411 Clarke Street, Old Hickory, Tennessee 37138
(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 our hand s this 24th day of March, 2000

Vicki M. Nix
Harold D. Nix
By: Harold D. Nix by Vicki M. Nix
Vicki M. Nix, Attorney-in-fact

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 Vicki M. Nix

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 _____, Tennessee, this 24th day of March, 2000.

Commission expires January 26, 2004

Notary Public

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 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 _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vicki M. Nix, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Harold D. Nix and who acknowledged that she executed the same as the free act and deed of said Harold D. Nix.

Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of March, 2000.

My Commission expires:
January 26, 2004

Notary Public