PREPARED BY (AND RETURN TO):

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Instr:200003300031995 Page: 1 OF 2
REC'D FOR REC 03/30/2000 2:24:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $686.35

W & I Ref: (st) Title No: 41523
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carol A. Maxwell 4628 Sandy Creek Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 155-15-A-46

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 185,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dwight D. McEuen and spouse, Reyne J. McEuen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol A. Maxwell and spouse Mark H. Maxwell,** 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. 46 on the Plan of Stonemeade, Section III of record in Plat Book 7900, Page 478, Register's Office for said County.

Said Lot No. 46 fronts 56.00 feet on the easterly margin of Sandy Creek Road and extends back 109.96 feet on the northerly line and 98.99 feet on the southerly line to a dead line in the rear, measuring 155.69 feet thereon.

Being the same property conveyed to Dwight D. McEuen and spoue, Reyne J. McEuen by deed from Warren R. Klemm and spouse, Karen J. Klemm of record in Book 10954, page 202, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to; Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 478, said Register's Office, which Plan shows a 20 foot minimum building setback line from Sandy Creek Road, together with a designated building site and 15 foot easement for utility and drainage along the westerly front line; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992, Book 8810, Page 840, said Register's Office, which sets forth assessments, liens and other matter, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4628 Sandy Creek Road, 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 29th day of March, 2000.

Dwight D. McEuen **Reyne J. McEuen**

State of Tennessee
County of Davidson

On this 29th day of March, 2000, before me the undersigned authority, personally appeared **Dwight D. McEuen** and **Reyne J. McEuen**, 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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

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: $ 185,500.00

Affiant

Sworn and subscribed before me on the 29th day of March, 2000.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003