BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00 Howard H. Wear Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2000. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: 10/25/2003 (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Instr:200004030032881 Page: 1 OF 2
REC'D FOR REC 04/03/2000 12:08:48PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $851.00

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOWARD H. WEAR, ET UX	NEW SOUTH FEDERAL SAVINGS BANK	**150-12-B-18**
(NAME) **3824 PARK ROYAL LANE**	(NAME) 1900 CRESTWOOD BLVD.	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) BIRMINGHAM, AL 35283-0180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, DEBORAH F. CURTIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOWARD H. WEAR AND WIFE, JENNIFER L. WEAR,** 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. 18 on the Plan of Section One, Kensal Green, of record in Book 7900, page 593, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Deborah F. Curtis and Carol Delene Holbrook from Phillips Builders, Inc. by deed of record in Book 9294, page 974, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Deborah F. Curtis from Carol Delene Holbrook by quitclaim deed of record in Book 9943, page 379, said Register's Office.

This conveyance is subject to matters contained on the plan of record in Book 7900, page 593, Declaration of Covenants, Conditions and Restrictions for Kensal Green of record in Book 7619, page 647, Book 7619, page 677, Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, amended in Book 8708, page 630, and Book 9065, page 744; By-Lawsof Somerset Homeowner's Association, Inc., of record in Book 7619, page 679, Book 9509, page 363, and Book 9647, page 472, said Register's Office, and any and all other easements, restrictions and conditions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 3824 PARK ROYAL LANE, 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 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 31st day of March, 2000.

Deborah F. Curtis

DEBORAH F. CURTIS

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 **Deborah F. Curtis,** the bargainor(s), 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 31ST day of March, 2000.

Commission expires: **OCTOBER 25, 2003.**

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen

LEE A. COHEN Notary Public