WARRANTY DEED

Instr:200004040033566 Page: 1 OF 2
REC'D FOR REC 04/04/2000 11:18:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $332.63

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March 2000

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLYNIS J. MCGAUTHA	AMSOUTH BANK	173-4-4
(NAME)	(NAME)	
5454 HICKORY PARK DRIVE	2050 PARKWAY OFFICE CIRCLE	05DU-62300
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	BIRMINGHAM, AL 35244	
(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, JAMES E. JOSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLYNIS J. MCGAUTHA, INDIVIDUAL

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. 70-A, Unit A, on the Plan of Zone Lot Division, HICKORY PARK VILLA, SECTION TWO, of record in Book 6250, page 465, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JAMES E. JOSE, by Quitclaim Deed from Thomas E. O'Brien and wife, Linda M. O'Brien, of record in Book 11628, page 67, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6586, page 363, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 5454 HICKORY PARK 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 30th day of March 2000

JAMES E. JOSE
By:
DONALD W. COMSTOCK, 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 DONALD W. COMSTOCK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of JAMES E. JOSE, as his Attorney-in-Fact, as the free act and deed of the within named JAMES E. JOSE.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of MARCH, 2000.

NOTARY PUBLIC I. DYKE TATUM

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 05/27/2001