Instr:200004060034896 Page: 1 OF 2
REC'D FOR REC 04/06/2000 2:10:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $799.20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Chris W Sewell

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2000.

Notary Public

My Commission Expires: 11/29/03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chris W. Sewell and Laura L. Sewell
401 Bowling Avenue #79
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 104-13-0-B-071.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Garret B. Dvorsky and wife, Cindy B. Dvorsky,** hereinafter referred to as Grantors, hereby transfer and convey to **Chris W. Sewell and wife, Laura L. Sewell,** hereinafter referred to as 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 Building Site No. 71 and also designated Unit No. 79 on the Plan of Richmeade Place, Section V, of record in Book 5210, page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Garret B. Dvorsky and spouse, Cindy B. Dvorsky by Warranty Deed from Fred W. Ortmann, III, a married man of record in Book 11003, page 518 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 5210, page 141 in the Register's Office for Davidson County, Tennessee.

The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637; Book 5019, page 946; Book 5036, page 338; Book 5039, page 256; Book 5094, page 473; Book 5238, page 385; Book 5408, page 210 and in Book 5733, page 628 all in said Register's Office.

All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 401 Bowling Avenue #79, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Garret B. Dvorsky

Cindy B. Dvorsky

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garret B. Dvorsky, and wife, and Cindy B. Dvorsky, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2000.

Notary Public

11-18-01
My Commission Expires