WARRANTY DEED

Instr:200004070035554 Page: 1 OF 2
REC'D FOR REC 04/07/2000 2:44:03PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $486.88

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,590.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/9/00 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Realty Title & Escrow, 5120 Virginia Way, Suite 220, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel S. Varnell (NAME)	Chase Manhattan Mortgage Corp (NAME)	164-13-0-122.00
3821 Asheford Trace (ADDRESS)	155 Franklin Road, Suite 250 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Westminster Homes of Tennessee, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel S. Varnell and Ceci L. Cavitt, both 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. 26 on the Plan of Treehaven, Section One, as of record in Book 9700, page 579, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Westminster Homes, Inc. by deed from Summerfield Development, LLC, Instrument No. 20000222017004, of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 2000 County Taxes and any subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book 10774, page 945, Book 11588, page 484 and in Book 11669, page 376; by-Laws of record in Book 11648, pages 662 and 666; Easement of record in Book 1141, page 327; and all matters as shown on the Plan of record in Book 9700, page 579, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3821 Asheford Trace, 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

Westminster Homes of Tennessee, Inc.
By:
Robert A. Yeatman, Vice-President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Yeatman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice-President and _____ respectively of the Westminster Homes of Tennessee the within named bargainor, and corporation, and that he as such Vice-President 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 Robert A. Yeatman as such Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 30th day of March, 2000

My commission expires 10/8/00

CAROL L. BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires October 8, 2000

Carol L. Baker
Notary Public