Instr:200004110036494 Page: 1 OF 3
REC'D FOR REC 04/11/2000 2:01:05PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $277.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 12/29/03 (OFFICIAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latosha Y. Sims	Cendant Mortgage Corporation	072-06-0-376.00
(NAME)	(NAME)	
1060 Zophi Street	6000 Atrium Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Mt. Laurel, NJ 08054	
(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, Mabel Offutt and Paquita C. Gibson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Latosha Y. Sims, 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:

Being Lot No. 33 on the Revised and Corrected Map of Subdivision of Caspar Zopfi's Place, of record in Plat Book 547, Pages 21 and 22, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being that same property conveyed to Otha P. Offutt, Jr. and Paquita C. Gibson, both unmarried, by deed from Chuck Crook d/b/a Crook Construction of record in Book 8804, Page 875, said Register's Office. Otha P. Offutt, Jr. died a resident of Davidson County, Tennessee on June 15, 1994 leaving no will. Mabel Offutt conveys the aforedescribed property as the sole heir of Otha P. Offutt, Jr. pursuant to affidavits of heirship being recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 1060 Zophi Street, Nashville, Tennessee 37216
(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 our hand s this 15th day of March, 2000

Mabel Offutt

Paquita C. Gibson

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 Mabel Offutt and ~~Paquita C. Gibson~~

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March, 2000

Commission expires ~~My Commission Expires MAY 27, 2001~~

Nancy W. Wood
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

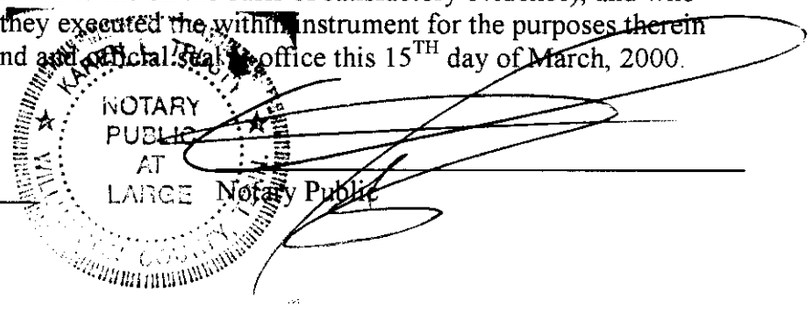
Witness my hand, at office, this _____ day of _____

My commission expires _____

Notary Public

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 Paquita C. Gibson the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this 15TH day of March, 2000.



My Commission Expires:
12/29/03

Notary Public