TERRANCE K. WHITLEY, ET UX

TO: DEED

CATHERINE MARIE NANCE,
a single person

Instr:200004120036752 Page: 1 OF 3
REC'D FOR REC 04/12/2000 8:39:18AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $365.93

THIS DEED OF REALTY, executed as of the 31 day of March, 2000, by Grantors, **TERRANCE K. WHITLEY and wife, LISA D. WHITLEY**, to Grantee, **CATHERINE MARIE NANCE, a single person**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever, certain realty situated in the **FOURTH** Civil District of **DAVIDSON** County, Tennessee, and bounded and described as follows:

> BEING Lot No. 21, on the Plan of Revised Cedar Creek, Phase One, as shown by plat of record in Plat Book 6900, Page 848, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being designated as Map and Parcel No. 75-12-A-21.00, on the Maps of the Assessor of Property for Davidson County, Tennessee.
>
> This being the same realty conveyed to the herein Grantors by deed of record in Book 7950, Page 749, in the Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2000 taxes which are prorated and Grantee assumes; (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (c) By-Laws of Cedar Creek Homeowner's Association, Inc. of record in Book 7768, Page 258, Register's Office

PREPARED BY:

John R. Brice
ATTORNEY AT LAW
BATSON, NIXON, BRICE,
HARVEY & WILLIAMSON
622 MADISON STREET
CLARKSVILLE, TN 37040

for Davidson County, Tennessee; (d) Charter of Cedar Creek Homeowner's Association, Inc. of record in Book 8414, Page 69, aforesaid office; (e) all matters shown on the Boundary Plat of Cedar Creek of record in Book 6250, Page 770, aforesaid office; (f) Temporary Easement for Emergency Drive of record in Book 7760, Page 778, aforesaid office; (g) Consent to Sewer Easement of record in Book 7760, Page 784, aforesaid office; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 7768, Page 238, as amended in Book 7945, Page 901, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

TERRANCE K. WHITLEY

LISA D. WHITLEY

GRANTORS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **TERRANCE K. WHITLEY and wife, LISA D. WHITLEY**, the within named bargainors, 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 seal at office this the 31 day of March, 2000.

My Commission Expires: 10-14-2002.

Notary Public

NOTARY PUBLIC AT LARGE

Property Owners Name
and Address:

Ms. Catherine Marie Nance
217 Scott's Creek Trail
Hermitage, TN 37076

Person or Entity Responsible for
Payment of Property Taxes:

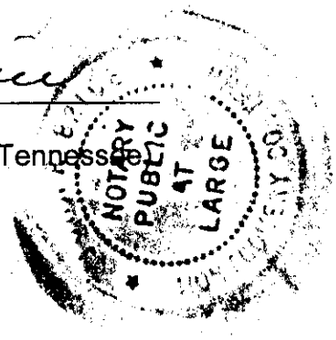
FIRST FEDERAL SAVINGS BANK
P. O. Box 688
Clarksville, TN 37041-0688

STATE OF TENNESSEE, Davidson COUNTY
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 98,900, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Catherine M. Nance
Affiant

Subscribed and sworn to before me this the 31 day of March, 2000.

John B. Bruce
Notary Public (Register of
Davidson County, Tennessee)



My Commission Expires: 10-14-2002.

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