WARRANTY DEED

Instr:200004130037556 Page: 1 OF 2
REC'D FOR REC 04/13/2000 3:22:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $764.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 20 00

PATRICIA NICHOLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Metter (NAME)	Citizens Bank (NAME)	MAP 84-7
2909 Windemere Ct. (ADDRESS)	130 S. Broad Street (ADDRESS)	PARCEL 26
Nashville, TN 37214 (CITY) (STATE) (ZIP)	New Tazewell, TN 37825 (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, John E. Cornwell and wife, Mildred C. Cornwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Metter, married

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. 125, on the Plan of Sunny Acres, Section Four, of record in Book 2900, Page 2, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Windemere Court, the common front corner of Lots 124 and 125; thence with the line between said lots, easterly 274.7 feet to a point; thence South 49 degrees 36' East 227.25 feet to a concrete monument; thence South 76 degrees 27' West 248.1 feet to a point; the common rear corner of Lots Nos. 125 and 126; thence with the line between said two lots northwesterly 299.2 feet to a point in the southeasterly margin of Windemere Court, northeasterly 31.92 feet to the point of beginning.

BEING the same property conveyed to John E. Cornwell and wife, Mildred C. Cornwell by deed from Clyde P. Dunlap, Jr., of record in Book 5819, Page 953, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2910, Page 86, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 2, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2909 Windemere Ct., Nashville, TN 37214
(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 31st day of March, 20 00

John E. Cornwell

Mildred C. Cornwell

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 John E. Cornwell and wife, Mildred C. Cornwell

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 Nashville, Tennessee, this 31st day of March 20 00.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

Notary Public