Instr:200004170038128 Page: 1 OF 2
REC'D FOR REC 04/17/2000 10:42:28AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1087.80

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38815** FILE BOX "7"

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 294,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **14TH DAY OF APRIL, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DANIEL A. BEYER and wife, **PEGGY S. BEYER** **1613 High Forrest Court** **Nashville, Tennessee 37221**	**SAME**	**155-7-A** **PARCEL 23**

FOR AND IN 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, ROBERT L. ALEXANDER and wife, JUDY K. ALEXANDER**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL A. BEYER and wife, PEGGY S. BEYER**

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. 10 on Revision One to Final Plat of Poplar Creek Estates, Phase III, Section "B" Subdivision of record in Book 9700, page 123, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert L. Alexander and wife, Judy K. Alexander by deed from POPLAR CREEK DEVELOPMENT COMPANY, of record in Book 10032, page 868, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. **Restrictive Covenants contained in instrument of record in Book 9472, page 824, Register's Office for Davidson County, Tennessee.**

2. **The Plan of Record in Book 9700, page 123, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain building limits, certain notes and requirements, to which plat specific reference is here made.**

Unimproved ( )

This is improved (X) property, known as **1613 High Forrest Court, Nashville, Tennessee 37221**

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 HANDS THIS 14TH DAY OF APRIL, 2000.

ROBERT L. ALEXANDER **JUDY K. ALEXANDER**

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 ROBERT L. ALEXANDER and wife, JUDY K. ALEXANDER, the 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 official seal at Nashville, Tennessee, this the 14th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

