Instr:200004170038394 Page: 1 OF 2
REC'D FOR REC 04/17/2000 3:17:22PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $697.45

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011090

GEORGE E. MUSTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~September 8, 2001~~ 9-23-00

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027
My Commission Expires SEPT 23 2000

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. Strickland	North American Mortgage Company	Map 155-10-A
(NAME) 308 Chippewa Circle	(NAME) 231 East Avenue, Suite 200	Parcel 10
(ADDRESS) Nashville, TN 37221	(ADDRESS) Albion, NY 14411-1678	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN P. SHEAHAN, JR. AND WIFE STEPHANIE SHEAHAN, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto DANNY L. STRICKLAND AND VICKI A. CROCKARELL, both unmarried, as joint tenants with right of survivorship hereinafter called the GRANTEE(S), 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. 9, Final Plat, McCrory Trace Estates, as recorded in Book 6900, pages 720-723 and corrected in Book 7825, page 429, Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John P. Sheahan Jr., and wife, Stephanie H. Sheahan by Warranty Deed from James S. Collie and wife, Gilda Collie recorded in Book 10235, page 401, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7576, Page 846, Register's Office for Davidson County, Tennessee; This Conveyance is subject to Deed to HomeOwners Association of record in Book 7820, page 342, and re-recorded in Book8013, page 698, RODC; This conveyance is subject to Charter of record in Book 7576, page 821, RODC; This conveyance is subject to By-laws of record in Book 7576, page 831, RODC; This conveyance is subject to all matters of record in Book 6900, pages 720-723, corrected in Book 7825, page 429, Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 308 Chippewa Circle, Nashville, TN 37221
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 13th day of April, 2000.

John P. Sheahan Jr.
John P. Sheahan
by: Pamela A. Stowell, Atty in Fact

Stephanie H. Sheahan
Stephanie Sheahan
by: Pamela A. Stowell Atty in Fact

STATE OF TENNESSEE
COUNTY WILLIAMSON

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, John P. Sheahan and wife, Stephanie Sheahan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 13th day of April, 2000.

Notary Public

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

- On this the 14th day of April, 2000, before me personally appeared Pamela H. Stowell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for John P. Sheahan, Jr. and wife, Stephanie H. Sheahan and is authorized by John P. Sheahan, Jr. and wife, Stephanie H. Sheahan to execute this instrument in their behalf..

WITNESS MY HAND AND OFFICIAL SEAL, at office this the 14th day of April, 2000.

Notary Public

My commission expires:

_____

