WARRANTY DEED

Instr:200004180038801 Page: 1 OF 2
REC'D FOR REC 04/18/2000 1:44:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 2000

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title Co., 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Stauder (NAME)	Jefferson Heritage Mortgage Co. (NAME)	MAP 53-9
1505 Beauna Court (ADDRESS)	3100 West End Ave., # 530 (ADDRESS)	PARCEL 109
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, Tn 37203 (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, Virgil T. Ross and wife, Mary E. Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew J. Stauder and wife, Heather R. Stauder

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. 2 on the Plan of Beauna Hill of record in Book 8250, Page 879, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

BEING the same property conveyed to Virgil T. Ross and wife, Mary E. Ross by Warranty Deed from Gene E. Tidwell and wife, Bobbie J. Tidwell which deed is of record in Book 11327, Page 692, Register's Office for Davidson County, Tennessee.

This conveyance is subject to County taxes for 2000, a lien, but not yet due and payable, Restrictive Covenants of record in Book 11086, Page 123, Register's Office for Davidson County, Tennessee, Storm Water Detention Agreement of record in Book 10758, Page 494, Register's Office for Davidson County, Tennessee, any notes, easements or building setback lines, if any, as shown on the plan of Beauna Hill of record in Book 8250, Page 879, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1505 Beauna Court, Madison, TN 37115
(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 14th day of April 2000

Virgil T. Ross

Virgil T. Ross

Mary E. Ross

Mary E. Ross

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 Virgil T. Ross and wife, Mary E. Ross

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 Madison, Tennessee, this 14th day of April 2000

Commission expires March 23, 2002

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 _____ 19_____.

My commission expires _____

Notary Public