Instr:20000420003951 1 Page: 1 OF 3
REC'D FOR REC 04/20/2000 9:20:23AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $567.95

40-17

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Clifford S. Owens, Jr., et ux 311 Draper Circle Goodlettsville, TN 37072	CTX Mortgage Company P. O. Box 199077 Dallas, TX 75219-9077	Map 26-13 Parcel 67

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DON S. DAVIS, joined by his wife, SERILDA L. DAVIS, and LORRIE F. BENNETT, joined by her husband, MICHAEL W. BENNETT, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CLIFFORD S. OWENS, JR. and wife, KELLY F. OWENS, hereinafter referred to as 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. 24 on the Plan of Goodlettsville Heights, Section 7, as found of record in Book 4175, page 72, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 145.11 feet on the northerly side of Draper Circle and runs back between parallel lines 267.08 feet on the westerly line and 315.60 feet on the easterly line to a line in the rear measuring 109.60 feet thereon.

BEING the same property conveyed to Don S. Davis and Lorrie F. Bennett by deed from Anita C. Wootten Carter, a single woman, of record in Book 9985, page 787, said Register's Office.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 311 Draper Circle, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Restrictive Covenants of record in Book 4351, page 791, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 4175, page 72, said Register's Office.

And, we, the GRANTORS, 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.

JOINDER OF SPOUSES: SERILDA L. DAVIS, wife of DON S. DAVIS, and MICHAEL W. BENNETT, husband of LORRIE F. BENNETT, join in this conveyance to convey any and all right, title or interest which they may have in and to the real property described herein, marital or otherwise.

LORRIE F. BENNETT executes this Warranty Deed as Attorney-in-Fact for DON S. DAVIS and SERILDA L. DAVIS, under Powers of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Don S. Davis

DON S. DAVIS
By: LORRIE F. BENNETT, Attorney In Fact

Serilda L. Davis

SERILDA L. DAVIS
By: LORRIE F. BENNETT, Attorney In Fact

Lorrie F. Bennett

LORRIE F. BENNETT

Michael W. Bennett

MICHAEL W. BENNETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORRIE F. BENNETT and husband, MICHAEL W. BENNETT, 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, at office, this the 18th day of April, 2000.

Homer R. Ayers

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expiers Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 18th day of April, 2000, before me, personally appeared LORRIE F. BENNETT, to me known to be the person who executed the foregoing instrument on behalf of DON S. DAVIS and wife, SERILDA L. DAVIS, and acknowledged that she executed the same as the free act and deed of the said DON S. DAVIS and wife, SERILDA L. DAVIS.

WITNESS my hand and official seal this the 18th day of April, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $153,500.00.

Affiant

Sworn to and subscribed before me, this the 18th day of April, 2000.

NOTARY PUBLIC

My Commission Expires July 26, 2003