Instr:200004260041392 Page: 1 OF 2
REC'D FOR REC 04/26/2000 1:49:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $332.63

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38867** ~~FILE BOX "~~

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ **89,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **17th DAY OF APRIL, 2000.**

Notary Public

MY COMMISSION EXPIRES: 6-26-2002

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

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 #
HAROLD K. HEROD, SR., and **VICKY L. HEROD** **730 Ringgold Drive** **Nashville, TN 37218**	**S A M E**	**59-15-61** **13DA 34170**

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 **I, DAVID SIMS LANCE, A MARRIED PERSON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAROLD K. HEROD, SR., and wife, VICKY L. HEROD**

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. 155 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

BEING the same property conveyed to David Sims Lance by Substitute Trustee's Deed from John B. Philip, Substitute Trustee, of record in Instr: 199912280307089, Register's Office for Davidson County, Tennessee.

RESTRICTIVE COVENANTS CONTAINED IN INSTRUMENT OF RECORD IN DEED BOOK 3829, PAGE 720, AMENDED IN BOOK 3840, PAGE 404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is investment property and has never been the residence of Grantor nor his spouse.

Unimproved ( )
This is improved (X) property, known as **730 Ring Gold Drive, Nashville, Tennessee 37207**
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 MY HAND THIS 17TH DAY OF APRIL, 2000.

DAVID SIMS LANCE

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 DAVID SIMS LANCE, a Married Person, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of April, 2000.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 9-23-2000

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000