Instr:200005110047556 Page: 1 OF 2
REC'D FOR REC 05/11/2000 10:12:29AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $476.93

TN1152S6

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 128,800

Angela M. Anderson
Affiant

Subscribed and sworn to before me this 10th day of May, 2000.

My commission expires: _____

Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE
My Commission Expires July 26, 2003

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
912 HARPETH BEND DRIVE , TN 37221	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 156-060/010.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

WENDY F. BUSH, A SINGLE WOMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

GARY W. CHAMPAIGN, A MARRIED MAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in NASHVILLE County, Tennessee, described as follows:

BEING LOT NO. 752 ON THE PLAN OF HARPETH WOODS, SECTION 2, OF RECORD IN BOOK 5200, PAGE 280, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAXINE S. DUNCAN AND CHARLES E. DUNCAN AS CO-TRUSTEES OF THE WENDY F. BUSH 1995 VESTED TRUST ESTABLISHED ON MAY 16, 1995, BY QUITCLAIM DEED FROM WENDY F. BUSH, DATED MAY 16, 1995, AND RECORDED MAY 25, 1995 IN BOOK 9681, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 912 HARPETH BEND DRIVE, , TN 37221

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 2nd day of May, 2000.

Wendy F. Bush

State of Tennessee
County of Davidson

On this 2nd day of May, 2000, before me personally appeared Wendy F. Bush to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal
My Commission expires:

G. VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.