Instr:200005220051201 Page: 1 OF 2
REC'D FOR REC 05/22/2000 2:31:35PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $636.40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of May, 2000.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/30/02

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jane A. Wobser and Jeffrey D. Wobser
6121 Bradford Hills Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Cendant Mortgage
P.O. Box 5455
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
Map\Parcel: 172-12-0-B 239.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sean D. McMahan and wife, Nancy W. McMahan** hereinafter referred to as Grantors, hereby transfers and conveys to **Jane A. Wobser and husband, Jeffrey D. Wobser** hereinafter referred to as 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. 295 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, page 6; amended in Book 7900, page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SEAN D. MCMAHAN and wife, NANCY W. MCMAHAN by deed from Wilbert Long, Jr. and wife, Daphney Long of record in Book 9890, page 498, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 6, and amended in Book 7900, page 495, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, page 170, as amended in Book 8885, page 517, Register's Office for Davidson County, Tennessee.

Surveyors Certificate of Correction (Section Ten) of record in Book 9219, page 115, Register's Office for Davidson County, Tennessee.

Open Space Deed of record in Book 8154, page 304 and Book 9779, page 672, Register's Office for Davidson County, Tennessee.

Easements of record in Book 8377, page 769 and Book 8377, page 808, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6121 Bradford Hills Drive, Nashville, Tennessee 37211

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 18th day of May, 2000.

Sean D. McMahan

Nancy W. McMahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean D. McMahan and wife, Nancy W. McMahan, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2000.

01797-JC

My Commission Expires: 1/30/02

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.