Box 2

Instr:200005260052786 Page: 1 OF 2
REC'D FOR REC 05/26/2000 2:29:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $599.40

STATE OF TENNESSEE,
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD SAPPENFIELD, ET UX	**Abn AMRO Mortgage Group, Inc.**	**126-15-0-A-078.00 CO**
(NAME) **7936 BOONE TRACE**	(NAME) **4242 N. Harlem Avenue**	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) **Norridge, IL 60706**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, STEPHEN GREER WILKINS AND WIFE, TRACI L. CHANCE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD SAPPENFIELD AND WIFE, ANN SAPPENFIELD,** 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. 97 on the Plan of Section Two, Boone Trace at Biltmore of record in Plat Book 9700, pages 316 and 317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Stephen Greer Wilkins, unmarried, from Fox Ridge Homes, Inc. by deed of record in Book 10540, page 610, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Traci L. Chance as to a ½ interest, for the purpose of creating a tenancy by the entirety, by deed from Stephen Greer Wilkins of record in Book 10784, page 200, said Register's Office.

This conveyance is subject to all matters shown on the Plan of record in Book 9700, pages 316 and 317, said Register's Office; Declaration of covenants, conditions, and restrictions of record in Book 9342, page 312, re-recorded in Book 9735, page 931, Book 7265, page 657, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443; Easements of record in Book 8992, page 62, and Book 9665, page 420; Deed to the State of Tennessee of record in Book 8975, page 753, and any other restrictions, conditions and easements which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **7936 BOONE TRACE, NASHVILLE, TN 37221**
(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 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 hands this 24th day of **MAY, 2000.**

STEPHEN GREER WILKINS

TRACI L. CHANCE

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 **Stephen Greer Wilkins and Traci L. Chance,** the bargainors, 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 NASHVILLE , Tennessee this 24th day of **MAY, 2000.**

Commission expires: **OCTOBER 25, 2003.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public