40-A

Instr:200005310054194 Page: 1 OF 1
REC'D FOR REC 05/31/2000 3:43:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $270.10

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011188

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Elaine Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2000.

Catherine C. Hershey
Notary Public

MY COMMISSION EXPIRES: ~~September 8, 2001~~ 11/3/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra K. McBride	CTX Mortgage	Map 091-09-0
(NAME) 622 Eastboro	(NAME) P.O. Box 199000	Parcel 255.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Dallas, TX 75219-9000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ROBERT WILLIAM VERNON, UNMARRIED, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto SANDRA K. MCBRIDE, UNMARRIED , hereinafter called the GRANTEE(S), 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. 7, on the plan of Corlew Subdivision of the T. M. Nall's Subdivision of the B. F. Cockrill Lands, of Record in Book 3842, page 165, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the easterly margin of Eastboro Drive and extends back 212.0 feet on the northerly line and 211.3 feet on the southerly line to a dead line in the rear, measuring 67.25 feet thereon.

Being the same property conveyed to Robert William Vernon, unmarried by Warranty Deed dated May 19, 1988 from Wayne Perry and wife, Mary Ann Perry of Record in Book 7551, page 890, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of Record in Book 844, page 224, Register's Office for Davidson County, Tennessee; Subject to all matters as shown on Plat Book 3842, page 165, said Register's Office.

unimproved ( )
This is improved(X) property, known as 622 Eastboro, Nashville, TN 37209
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 30th day of May, 2000.

Robert William Vernon
Robert William Vernon

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Robert William Vernon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the ~~30th~~ day of May, 2000.

Julia A. Jones
Notary Public

JULIA A. JONES NOTARY PUBLIC AT LARGE DAVIDSON

My commission expires: My Commission Expires OCT. 25, 2003