Box 2

[Instr:200006080057339 Page: 1 OF 2
REC'D FOR REC 06/08/2000 1:40:35PM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $536.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 144,900.00

Karen A. Shaffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May, 2000

NOTARY PUBLIC AT LARGE TENN. DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL) 6/12/2002

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN A. SHAFFER	PULTE MORTGAGE CORPORATION	MAP 156
(NAME)	(NAME)	
7736 OLD HARDING PIKE	7475 S. Joliet Street	PARCEL 129.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37221	Englewood, CO 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JAMES E. WITHERS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN A. SHAFFER, Unmarried

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:

Land in Davidson County, Tennessee, BEING Lot No. 1 on the Plan of Phase One, Towne Hill Subdivision of record in Book 9700, Page 718, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James E. Withers by Quit Claim Deed from Donna S. Turek, Unmarried of record in Book 11216, Page 703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Phase One, Towne Hill Subdivision, of record in Plat Book 9700, page 718; Restrictive covenants contained in instrument of record in Book 7316, page 516; An easement to Thomas W. Allen and wife, Nancy A. Sentell Allen for a 20 foot access easement for the purpose of egress and ingress of record in Book 6634, Page 652; Subject to an Agreement for dedication of public utilities easement of record in Book 11314, Page 440; Easement to Harpeth Valley Utilities District of record in Book 6613, Page 533; all of record in the Register's Office for Davidson County, Tennessee. Subject to a unrecorded joint driveway easement between Davis H. Carr and Donna S. Turek and James Withers.

unimproved ( )
This is improved (X) property, known as 7736 OLD HARDING PIKE, NASHVILLE, TENNESSEE 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 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 31st day of May, 2000

James E. Withers
JAMES E. WITHERS

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 JAMES E. WITHERS, UNMARRIED

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 Brentwood, Tennessee this 31st day of May 2000.

Commission expires My Comm. Expires 6/12/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JAMES E. WITHERS

TO

KAREN A. SHAFFER

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027