FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,900.00

Ginger Hines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 20 00

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

Instr:200006090058018 Page: 1 OF 2
REC'D FOR REC 06/09/2000 2:30:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $510.23

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginger Hines (NAME)	Jefferson Heritage Mortgage (NAME)	MAP 150-12-0-A
3604 Seasons Drive (ADDRESS)	15435 Clayton Rd. P.O. Box 17 (ADDRESS)	PARCEL 101 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Ballwin, MO 63022-0017 (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, Steven E. Seger and wife, Jennifer E. Seger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ginger Hines, a single person

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. 620, on the Plan of Phase V-A, Somerset, of record in Book 7900, Page 399, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

SAID Lot No. 620 fronts 65.00 feet on the southeasterly margin of Seasons Drive and extends back 119.16 feet on the northeasterly line and 95.00 feet on the southwesterly line to a dead line in the rear measuring 69.35 feet thereon.

BEING the same property conveyed to Steven E. Seger and wife, Jennifer E. Seger by deed from Phillips Builders, Inc., of record in Book 9000, Page 561, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 7776, Page 826; Book 8201, Page 770; Book 8663, Page 384; Book 8708, Page 630; Book 9036, Page 326; Book 9065, Page 744; Book 9022, Page 572; Book 9245, Page 332; Book 9696, Page 654; Book 10404, Page 641; and Book 7619, Page 679, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 3604 Seasons Drive, Antioch, TN 37013
(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 our hand s this 8th day of June, 20 00

Steven E. Seger

Jennifer E. Seger

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 Steven E. Seger and wife, Jennifer E. Seger

the bargainor s, 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 8th day of June, 00.

Commission expires March 24, 2001

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 399, said Register's Office.