Instr:200006220062178 Page: 1 OF 2
REC'D FOR REC 06/22/2000 10:57:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $368.15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Lydia A. Courson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2000

Catherine R. Voss
Notary Public

MY COMMISSION EXPIRES: 5 30 2004
(AFFIX SEAL)

CATHERINE R. VOSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

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
Lydia A. Courson (NAME)	First Horizon Home Loan (NAME)	MAP 161-11
351 Yorkshire Circle (ADDRESS) 37221	P.O. Box 19964 (ADDRESS)	GROUP C
Nashville, Tennessee ~~37221~~ (CITY) (STATE) (ZIP)	Irvine, CA 92623-9664 (CITY) (STATE) (ZIP)	PARCEL 33

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, Gary N. Ross and wife, Carrie Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lydia A. Courson, 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, TN, being Unit No. G706 on the Plan of Resubdivision of Lot 2, Phase IV, Villages of Brentwood, of record in Plat Book 6900, page 614, Register's Office for said County, to which plan reference is hereby made for a more commplete description.

Being the same property conveyed to Gary N. Ross and wife, Carrie Ross by deed from Betty Jean Bechard, unmarried by deed of record in Book 10667, page 325, 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 record in Plat Book 6900, page 614; restrictions of record in Book 6143, page 11 and amended in Book 7231, page 789; right-of-way of record in Book 6900, page 294; declaration of annexation of record in Book 7494, page 689 and amended in Book 8507, page 831; charter of record in Book 7599, page 914 and amended in Book 7925, page 41, Book 7936, page 332 and Book 8152, page 927; dedication of common areas of record in Book 7397, page 382 and Book 7397, page 384; and easement of record in Book 6730, page 508; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 351 Yorkshire Circle, 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 our hand s this 15th day of June, 2000

Gary N. Ross

Carrie Ross

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 Gary N. Ross and wife, Carrie Ross

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 Brentwood, Tennessee, this 15th day of June, 2000.

Commission expires 5-30-2004

Catherine R. Vass
Notary Public

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

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

Gary N. Ross and wife, Carrie Ross

TO

Lydia A. Courson

RETURN TO:

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