# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 191,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd Day of June, 2000.

Notary Public

MY COMMISSION EXPIRES: 09/08/01

(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 |
|---|---|---|
| Richard McDuffee II and Janet Henry | ABN AMRO Mtg. Group, Inc. | Map 146-15-0 |
| (NAME) 650 ~~520~~ Devon Drive | (NAME) P.O. Box 57068 | |
| (ADDRESS) Nashville, TN 37220 | (ADDRESS) Irvine, CA 92619-7068 | Parcel 039.00 |
| (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, Kevin B. Wolfe and Laurie A. Wolfe, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Richard McDuffee II, unmarried and Janet Henry, unmarried, joint tenants with rights of survivorship, herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County being Lot No. 114 on the Plan of Haileywood Estates, Section VI, as of Record in Book 2331, page 158, Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete and accurate legal description.

**Being the same property conveyed to Kevin B. Wolfe and wife, Laurie A. Wolfe by Warranty Deed dated May 21, 1997 from George Highers and Charles H. Oldham III of Record in Book 10462, page 828, Register's Office for Davidson County, Tennesse.**

Subject to all matters as described in Plat Book 2331, page 158, Register's Office for Davidson County, Tennnessee.

unimproved ( )
This is improved( X ) property, known as 650 ~~520~~ Devon Drive Nashville TN 37220
(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 and 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 agreeing to pay said tax when due; 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 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 23rd Day of June, 2000.

**Kevin B. Wolfe**

**Laurie A. Wolfe, by Kevin B. Wolfe, Attorney in Fact**

Instr:20000629006457B Page: 1 OF 2
REC'D FOR REC 06/29/2000 9:01:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $707.44

**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON**

On this the 23rd day of June 2000, before me personally appeared Kevin B. Wolfe, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Laurie A. Wolfe, and is authorized by her to execute the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND OFFICAL SEAL, at office 23rd day of June, 2000.**

My Commission Expires: _____
Notary Public

**STATE OF TENNESSEE** **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Kevin B. Wolfe, 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 23rd day of June, 2000.**

_____
Notary Public

My commission expires:_____