**RECORD AND RETURN TO;**
**SATURN & MAZER TITLE SERVICES, INC**
**212 THIRD AVE. NORTH**
**NASHVILLE, TN 37201**
**SP38982**

Instr:200006290064886 Page: 1 OF 2
REC'D FOR REC 06/29/2000 2:47:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $560.55

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF JUNE, 2000

_____
Notary Public

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE

My Commission Expires MAY 26, 2002

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald L. Harris<br>1213 Winter Breeze Court<br>Nashville, TN 37221 | Flagstar Bank, FSB<br>P.O. Box 1221<br>Ravenna, OH 44266-1221 | 141-7-B-156 |

FOR AND IN 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,

Payton Hewitt, Guardian for Landon A. Hewitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald L. Harris and wife, Toni S. Harris

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. 155 on the Plan of Somerset Farms, Section 4, Phase 3, a PUD, as of record in Book 9700, page 460, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Payton Hewitt, Guardian for Landon A. Hewitt by Deed from Somerset Farms, a Tennessee Joint Venture of record in Book 10989, page 809, Register's Office for Davidson County, Tennessee. Guardian having been further granted authorization to sell said property by Order of the Probate Court of Giles County, Tennessee, in Case No. 1247 dated 02/23/2000.

Unimproved ( )
This is improved ( X) property known as 1213 Winter Breeze Ct., Nashville, TN 37221
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 this 16th day of June, 2000

X _____ Guardian for Landon A. Hewitt
Payton Hewitt, Guardian for Landon A. Hewitt

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 Peyton Hewitt, Guardian for Landon A. Hewitt

the bargainors 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 16th day of June, 2000.

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires: 5/26/02

Notary Public

My Commission Expires MAY 26, 2002

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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 _____, 20_____.

My commission expires:_____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____ _____

Notary Public