PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (sk) Title No: 41735
Dav. Co. File: Box 8

Instr:20000710006794O Page: 1 OF 2
REC'D FOR REC 07/10/2000 9:40:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $736.30

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William D. Sherrill 7449 Riverbend Circle Nashville, TN 37221	First Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257

TAX MAP-PARCEL NUMBERS: 141-12-C-50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 199,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven B. Bolstad and spouse, Janet H. Bolstad,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William D. Sherrill,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of River Bend Estates of record in Plat Book 6900, pages 504 & 505, amended in Book 7465, page 833, Register's Office for said County.

SAID Lot No. 50 fronts 58.91 feet on the northeasterly margin of River Bend Circle and extends back 176.96 feet on the southeasterly line and 187.33 feet on the northwesterly line to a dead line in the rear, measuring 98.99 feet thereon, which is located along the southwest4erly line of a detention area.

BEING the same property conveyed to Steven B. Bolstad and wife, Janet H. Bolstad by deed from Eugene Collins, unmarried of record in Book 10054, page 18, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 504 & 505, said Register's Office, which Plan shows a 20 foot minimum building setback line from River Bend Circle, together with a designated building site and 20 foot easement for public utility and drainage purposes along the rear line(s), and a 20 foot easement for public utility and drainage purposes across the rear portion of said lot, with an 8 inch sewer line lying therein, a 10 foot easement for public utility and drainage purposes along the front line and a 5 foot easement for public utility and drainage purposes along each side line of said lot; Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewrage Services of record in Book 7097, pages 135,140, 144 and 149 and Book 7593, pages 523 & 565, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7112, page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15, Book 7549, page 893, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7449 Riverbend Circle, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2000.

Steven B. Bolstad by Janet H Bolstad attyin fact — Janet H Bolstad

Steven B. Bolstad — **Janet H. Bolstad**

State of Tennessee
County of Williamson

On this 30th day of June, 2000, before me the undersigned authority, personally appeared [redacted] **Janet H. Bolstad**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199,900.00

Affiant

Sworn and subscribed before me on the 30th day of June, 2000.

CAROL S. WALKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires October 9, 2002

My Commission Expires: _____ Notary Public

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 Janet H. Bolstad, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the executic of the within instrument on behalf of Steven B. Bolstad, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Brentwood, TN this the 30th day of June, 2000.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary Public