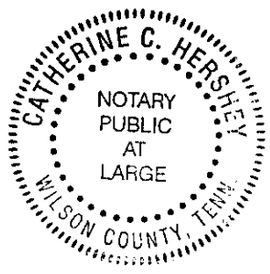
40-A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES:. 1/30/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200007210072430 Page: 1 OF 2
REC'D FOR REC 07/21/2000 4:03:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $307.10

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Brown	CTX Mortgage Company	Map 75
(NAME) 526 Highland View Drive	(NAME) P.O. Box 199000	Croup 7
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, TX 75219	Parcel 277
(CITY) (STATE) (ZIP)	(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,
Donald T. Maloney a/k/a
Donald Terry Maloney , and wife Margaret A. Milburn

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

Larry D. Brown, 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:

BEING Lot No. 1-A on the Zone Lot Division of lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20, and 21, Rachel Square, Section One, as shown by plat of record in Plat Book 6250, page 538-543 amending Plat Book 5200, Page 622, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald Terry Maloney , unmarried by Quit Claim deed from Melinda H. Maloney of record in Deed Book 10977, page 17 and Warranty Deed of record in Book 7608, Page 820, Register's Office for said County.

The said Donald Terry Maloney also known as Donald T. Maloney and having since married is joined in this conveyance by his wife Margaret A. Milburn.

Charter for Homeowner Association of record in Book 8030, Page 759, Register's Office for said County.

Sewer and/or Storm Drainage Easement of record in Book 8059, Page 400, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6619, page 777, and Amended in Book 8030, Page 757, Register's Office for said County.

By-Laws of record in Book 6619, Page 782, Register's office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 526 Highland View Drive, Hermitage, TN 37076
(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 my/our hand(s) this 20th day of July, 2000.

Margaret A. Milburn

Donald Terry Maloney
Donald Terry Maloney

File Number200007154
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Donald Terry Maloney and Margaret A. Milburn, 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 this 20th day of July, 2000.

My Commission expires: May 28, 2003

Wendy L. Causey
Notary Public

