PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41798
Dav. Co. File: Box 8

Instr:200007240072881 Page: 1 OF 2
REC'D FOR REC 07/24/2000 12:44:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $591.63

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas E. Coffey 5041 Singing Hills Drive Antioch, TN 37013	CTX Mortgage Company 801 94th Avenue North St. Petersburg, FL 33702

TAX MAP-PARCEL NUMBERS: 176-5-B-103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 159900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John B. Livingston, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas E. Coffey and spouse, Jeri Coffey,** 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. 198 on the Plan of Hickory Woods Estates Section "C" of record in Book 6900, pages 884-887, Register's Office for said County.

SAID Lot No. 198 fronts 60.28 feet on the northerly margin of Singing Hills Drive and extends back between parallel lines 120.00 to a dead line.

BEING the same property conveyed to John B. Livingston, a single person, by deed from Continental Development and Construction, Inc., of record in Book 10254, page 583, 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 884-887, said Register's Office, which Plan shows a 20 foot minimum building setback line from Singing Hills Drive, together with additional setback designations and 20 foot easement for utility and drainage purposes along the rear line(s) and a 2.5 x 25 foot utlity anchor easement located on the southeasterly front corner of said lot; and a 15 foot easement for public utlity purposes along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7876, page 75, Book 7823, page 857, Book 7857, page 94, Book 9616, page 470, Book 9616, page 477, Book 9678, page 187, as amended in Book 9764, page 44, 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: 5041 Singing Hills Drive, Antioch, TN 37013

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 20th day of July, 2000.

John B. Livingston

State of Tennessee
County of Williamson

On this 20th day of July, 2000, before me the undersigned authority, personally appeared **John B. Livingston**, 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.

My Commission Expires: 5/30/04

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159900.00

Affiant

Sworn and subscribed before me on the 20th day of July, 2000.

My Commission Expires: 5/30/00

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.