Instr:200008220082892 Page: 1 OF 2
REC'D FOR REC 08/22/2000 10:41:49AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $769.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF August , 2000

Notary Public

MY COMMISSION EXPIRES: 11/17/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM C. MCCANLESS	ASSOCIATES FIRST CAPITAL	MAP 160-11
(NAME)	(NAME)	
608 MANOR VIEW CIRCLE	P.O. BOX 650001	PARCEL 037.00
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TENNESSEE 37027	DALLAS, TX 75285	
(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, BENJAMIN L. HARBIN AND WIFE, JANET K. HARBIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. MCCANLESS AND WIFE, CHRISTY B. MCCANLESS

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. 119 on the Plan of Hearthstone, Phase 8, of record in Book 6250, Page 929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin L. Harbin and wife, Janet K. Harbin by deed from Radnor Homes, Inc. of record in Book 7143, Page 596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Hearthstone, of record in Plat Book 6250, page 929; Declaration of Covenants, Conditions, and Restrictions for Hearthstone including but not limited to easements, assignments, special assessments, charges and liens, contained in an instrument of record in Book 7053, Page 982; Restrictive covenants contained in instrument of record in Book 5409, page 485 and in Book 6884, Page 261; Subject to deed of conveyance for water lines of record in Book 7893, Page 354 and Book 7893, Page 415; all of record in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 608 MANOR VIEW CIRCLE, BRENTWOOD, TENNESSEE 37027
(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 our hand s this 18th day of August , 2000

Benjamin L. Harbin
BENJAMIN L. HARBIN

Janet K. Harbin
JANET K. HARBIN

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 BENJAMIN L. HARBIN AND WIFE, JANET K. HARBIN

the bargainor s, 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 Brentwood, Tennessee, this 18th day of August, 2000.

Commission expires 11/17/02

Connie R. Yee
Notary Public

NOTARY PUBLIC AT LARGE

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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

BENJAMIN L. HARBIN AND WIFE,
JANET K. HARBIN

TO

WILLIAM C. MCCANLESS AND WIFE,
CHRISTY B. MCCANLESS

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027