PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 41905
Dav. Co. File: Box 8

Instr:200008290085266 Page: 1 OF 2
REC'D FOR REC 08/29/2000 11:48:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $492.10

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Randy L. Hall<br>Lynn D. Hall<br>3101 Kennebeck Place<br>Antioch, TN 37013 | North American Mortgage Company<br>4301 Hillsboro Rd, Suite 328<br>Nashville, TN 37215 |

**TAX MAP-PARCEL NUMBERS: 151-01-A-145**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 133,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret F. Sanders , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randy L. Hall and spouse, Lynn D. Hall,** 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. 145 on the Plan of Chatham Pointe of record in Plat Book 6900, pages 444-447, Register's Office for said County.

SAID Lot No. 145, which is a corner lot, fronts 50.00 feet on the northerly margin of Kennebeck Place and fronts 85.00 feet on the easterly margin of Waterford Way, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.00 feet on the easterly line and 75.00 feet on the northerly line, to a point of intersection.

BEING the same property conveyed to Margaret F. Sanders by deed from The Guilis and Vivian Parodi Trust, Vivian Andrea Parodi, Successor Trustee of record in Book 11233, page 993, 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 444-447, said Register's Office, which Plan shows a 20 foot minimum building setback line from Kennebeck Place and Waterford Way and together with a designated building site and 10 foot easement for public utility and drainage along the northerly line(s), and an easement for overhang across the southerly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7358, page 656, Book 7538, page 792, Book 7599, page 812, Book 8667, page 381, Book 8679, page 446, 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:** 3101 Kennebeck Place, 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 25th day of August, 2000.

Margaret F. Sanders

**Margaret F. Sanders**

**State of Tennessee**
**County of Davidson**

On this 25th day of August, 2000, before me the undersigned authority, personally appeared **Margaret F. Sanders** , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary Public

**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: $ 133,000.00

Randy L. Hall

Affiant

Sworn and subscribed before me on the 25th day of August, 2000.

My Commission Expires: _____

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004