PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
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W & I Ref: (gj) Title No: 41380
Dav. Co. File: Box 8

Instr:200008300085640 Page: 1 OF 2
REC'D FOR REC 08/30/2000 10:12:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $664.15

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret F. Sanders 109 Cambridge Close Antioch, TN 37013	North American Mortgage Company 3883 Airway Drive Santa Rosa, CA 95403

TAX MAP-PARCEL NUMBERS: 151-09-A-159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, 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 C. Crabtree and spouse, Deborah L. Crabtree,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Margaret F. Sanders, 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. 159 on the Plan of Phase II, Section I, Long Hunter Chase of record in Plat Book 7900, Page(s) 763 and 764, amended by Surveyor' Certificate of Correction in Book 9473, Page 43, Register's Office for said County.

SAID Lot No. 159 fronts 35.00 feet on the southerly margin of Cambridge Close and extends back 148.80 feet on the easterly line(s) and 125.55 feet on the westerly line to a broken line in the rear, measuring 130.27 feet thereon.

BEING the same property conveyed to Steven C. Crabtree and wife, Deborah L. Crabtree by deed from Radnor Homes, Inc., of record in book 10070, Page 663, 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 7900, Page 763 and 764, modified by Surveyor's Certificate of Correction of record in Book 9473, Page 43, said Register's Office, which Plan shows a 20 foot minimum building setback line from Cambridge Close, together with a designated building site and 10 foot easement for public utility and drainage purposes along the rear line(s); And a 20 foot public utility easement along the northwesterly front corner of said lot; Agreement for Dedication of Easement for Sanitary Sewers and / or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 9588, Page 930, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9430, Page 251, Book 9534, Page 938, Book 9534, Page 942 and Book 9432, Page 789, 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: 109 Cambridge Close, 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 on DEC. 17 ,19 99.

Steven C. Crabtree

Deborah L. Crabtree

State of Florida
County of Hillsborough

On December 17 ,19 99, before me the undersigned authority, personally appeared Steven C. Crabtree and Deborah L. Crabtree, 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.

Notary Public

My Commission Expires: 6.30.2002

NOTARY PUBLIC STATE OF FLORIDA
Meglon B. Correia
Commission # CC 745384
Expires June 30, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 179,500.00

Margaret F. Sanders
Affiant

Sworn and subscribed before me on August 28 ~~x19~~ 2000.

Notary Public

My Commission Expires:

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

Wldoc: Deed Wty QDoc