Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Instr:200008310086085 Page: 1 OF 3
REC'D FOR REC 08/31/2000 9:13:20AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $2368.00

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Vinson** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **Donald ~~Weiser~~** Wiser (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of August, 2000.

**John Vinson**

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **John Vinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 17th day of August, 2000.

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE 8-19-2001 DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $640,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X Jennifer Peters
Affiant

Subscribed and sworn to before me this 14th day of August, 2000.

Notary Public

MELODY R. WILSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE Commission Exp. 8-19-2001

My Commission Expires: _____

MAP AND PARCEL NUMBERS: Map:145/15/4.00

**ADDRESS NEW OWNER:**
Donald ~~Weiser~~ Wiser
5300 Lancelot Drive
Brentwood, TN 37027

**SEND TAX BILLS TO:**
Same as new owner

2-000603

SCHEDULE A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Beginning on the northerly margin of Lancelot Rd. at the corner of lots Nos. 34 and 35; thence with the line between said two lots northerly 164.93 feet; thence northeasterly 193.65 feet; thence southeasterly 275 ft; thence southerly 57.01 feet to the corner of Lots Nos. 33A and 34; thence with the line between said two lots, southwesterly 244 feet to the westerly margin of Lancelot Road; thence with the same, northwesterly 58.37 feet to the beginning.

Being the same property conveyed to John Vinson from Joe R. Smith by Warranty Deed dated May 21, 2000 and recorded May 30, 2000 in 200005300053115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 3700, page 151 and restrictions of record in Book 4193, page 144, Register's Office for Davidson County, Tennessee.