2192

WARRANTY DEED

PATRICK NIXON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Commission Expires 10-11-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

William Yarbrough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Yarbrough (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	148-12-109
836 Irma Drive (ADDRESS)	P.O. Box 5910 (CPI #591) (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Springfield, OH (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, Danny C. Hart and wife, Rebecca H. Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Yarbrough and wife, Andrea Yarbrough

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:

Property located at 836 Irma Drive, Antioch, TN 37013, Davidson County, Tennessee AND:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Debra Heights, Section 2, of record in Book 3700, page 39, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accura te legal description of said lot.

Being the same property conveyed to Danny C. Hart and wife, Rebecca H. Hart by deed dated 12-20-74, from Susan Shepperson, filed for record on 12-23-74, in Book 4876, page 798, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Instr:200008310086413 Page: 1 OF 2
REC'D FOR REC 08/31/2000 2:33:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

unimproved ( )
This is improved (X) property, known as 836 Irma Drive, Antioch, Tennessee 37013
(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 16th day of August, 2000

Danny C. Hart

Rebecca H. Hart

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 Danny C. Hart and wife, Rebecca H. Hart

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 Goodlettsville, Tennessee, this 16th day of August, 2000.

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires 10-14-2

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