WARRANTY DEED

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Sandra T. Clifft
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of August, 2000.

Notary Public

MY COMMISSION EXPIRES: 09/08/01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra T. Clifft	Owner	Map 172-01-0-A
(NAME) 205 Trotwood Drive	(NAME) 205 Trotwood Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	Parcel 103.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Henry Irwin Shapiro and Eleanor Shapiro**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sandra T. Clifft** hereinafter called the GRANTEE(S), 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. 103 on the Plan of Copperfield Revised, of Record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry Irwin Shapiro and wife, Eleanor Shapiro, from Patrick J. Fagin and wife, Darlene A. Norman Fagin, by Warranty Deed of Record in book 11004, page 474, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of Record in Book 6779, page 296, Book 6783, page 973, Book 7071, page 482, and in Book 7208, page 889, Register's Office for Davidson County, Tennessee; Subject to all matters as shown on Plat Book of Record in Book 6900, page 555-559, said Register's Office.

This is unimproved ( )
improved(X) property, known as 205 Trotwood Drive Brentwood TN 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 31st Day of August, 2000.

Instr:200009010086591 Page: 1 OF 2
REC'D FOR REC 09/01/2000 8:58:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $839.90

Henry Irwin Shapiro

Eleanor Shapiro

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Henry Irwin Shapiro and Eleanor Shapiro, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of August, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

