Davidson County DEEDWARR
Recvd: 09/07/00 08:43 2pgs
Fees:11.00 Taxes:351.13

20000907-0088403

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August, 2000.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC. 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marybeth McGrath 1113 Jackson's View Road Hermitage, TN 37076	First Horizon Home Loan Corp dba First Tennessee Home Loans 4000 Horizon Way Irving TX 75063	Map 86-07 Parcel 33

For and in 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,

Charles Lee Angell, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Marybeth McGrath, unmarried

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 RESUBDIVISION OF LOTS 72 AND 73 OF PHASE 1, ON THE PLAN OF JACKSON'S RETREAT, SECTION 2 OF RECORD IN PLAT BOOK 5190, PAGE 633, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES LEE ANGELL, UNMARRIED BY DEED FROM DONALD D. KELLY AND WIFE, MARY F. KELLY, DATED AUGUST 30, 1993 OF RECORD IN BOOK 9070, PAGE 937, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5190, Page 633, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line along the front and rear of said lot, a 10 foot minimum building setback line along both sides of said lot, a 35 foot utilities and drainage easement along the rear of said lot, and a 10 foot utilities and drainage easement along the NE side of said lot.
3) Property is subject to Restrictive Covenants contained in Book 5741, Page 360-369, and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1113 Jackson's View Road, Hermitage, TN 37076
(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 my hand(s) this 30th day of August, 2000.

Charles Lee Angell
Charles Lee Angell

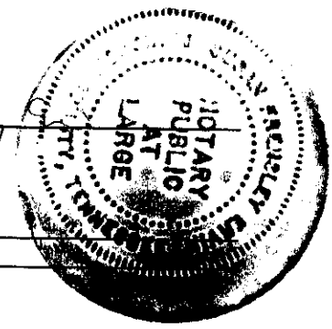
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles Lee Angell, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076