Davidson County DEEDWARR
Recvd: 09/13/00 08:30 2pgs
Fees:11.00 Taxes:518.00
20000913-0090669

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

David J. Demay
4618 Grinstead Place
Nashville, TN 37216

SEND TAX BILLS TO:
GMAC Mortgage Corp.
100 Witmer Road
Horsham, PA 19044-0963

WARRANTY DEED

(Map Number 61-3-0; Parcel Number 64.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ANDREW HAROLD ANTHONY and wife, CHRISTINA REVECCA ANTHONY**, have bargained and sold and do hereby transfer and convey unto **DAVID J. DEMAY,** his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 18 and 19, Block K, on the Plan of Broadmore, Section 2, as shown on Plat of record in Plat Book 547, page 174, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Also conveyed herewith is a perpetual easement over and upon Lot No. 20, granted by easement of record in Book 5265, page 31, said Register's Office.

BEING the same property conveyed to Andrew Harold Anthony, unmarried, by deed from Dallas Morgan, unmarried, of record in Book 9654, page 859, Register's Office for Davidson County, Tennessee.

Christina Revecca Anthony, spouse of Andrew Harold Anthony, joins in this conveyance solely to convey any right, title or interest she may have in the aforementioned property, marital or otherwise.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 547, page 174, all in the Register's Office for Davidson County, Tennessee; encroachment onto Lot No. 20 by garage on subject property for which a perpetual easement was granted of record in Book 5265, page 31, said Register's Office, until such time as the said garage is demolished or removed from Lot No. 20; Sanitary Sewer Easement granted to Metropolitan Government of record in Book 5002, page 304, said Register's Office; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **4618 Grinstead Place, Nashville, TN 37216**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 31st day of August, 2000.

Andrew Harold Anthony
ANDREW HAROLD ANTHONY
Christina Revecca Anthony
by Andrew Anthony Atty.-in-fact.
CHRISTINA REVECCA ANTHONY
By Andrew Anthony, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Andrew Harold Anthony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 31st day of August, 2000.

My Commission Expires: August 18, 2002

Notary Public

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Andrew Harold Anthony a/k/a Andrew Anthony, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument (Warranty Deed) on behalf of Christina Revecca Anthony, and acknowledged that he executed the same as the free act and deed of the said Christina Revecca Anthony, and for the purposes therein contained, by virtue of Power of Attorney executed by Christina Revecca Anthony, being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 31st day of August, 2000.

My Commission Expires: August 18, 2002

Notary Public

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of August, 2000.

My Commission Expires:

MEGAN AREGI NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires May 8, 2004

Notary Public