PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/14/00 11:24 2pgs
Fees:11.00 Taxes:647.50
20000914-0091452

W & I Ref: (gj) Title No: 41669
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Chris Arnold Jessica Arnold 657 Magnolia Nashville, Tn 37211	CTX Mortgage Company 216 Centerview Drive, Suite 233 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 172-3-B-66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 175000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary N. Bobo and spouse, Amy P. Bobo,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Chris Arnold and spouse, Jessica Arnold,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 66 on the plan of The Woodlands Phase 2 of record in Book 6900, pages 635, Register's Office for said County.

SAID Lot No. 66 fronts 70 feet on the easterly margin of Magnolia Lane and extends back 116.14 feet on the southerly line and 120.47 feet on the northerly line to a dead line in the rear, measuring 70.13 feet thereon.

BEING the same property conveyed to Gary N. Bobo and wife, Amy P. Bobo by deed from Michael Clem and wife, Tina Lynn Clem of record in Book 9630, page 928, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 635, said Register's Office, which Plan shows a 20 foot minimum building setback line from Magnolia Lane, together with additional setback designations and 10 foot and 20 foot easement for utility purposes along the front and rear lines respectively with an 8 inch sewer line lying within the said rear line easement. The Declaration of Covenants, Conditions and Restrictions of record in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, and Book 8634, page 224, recorded in Book 8643, page 675, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 657 Magnolia, Nashville, Tn 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2000.

Gary N. Bobo

Amy P. Bobo

State of Tennessee
County of Williamson

On this 30th day of August, 2000, before me the undersigned authority, personally appeared **Gary N. Bobo** and **Amy P. Bobo**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

My Commission Expires: Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175000.00

Affiant

Sworn and subscribed before me on the 30th day of August, 2000.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003