Davidson County DEEDWARR
Recvd: 09/22/00 15:00 3pgs
Fees:15.00 Taxes:462.13
20000922-0094319

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Ruth F. Harris et vir
1740 Ridgemere Court
Hermitage, Tennessee 37076

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Inpact Funding Corporation
1401 Dove Street, Suite 100
Newport Beach, California 92660

MAP AND PARCEL:
Map 086-03-0
Parcel 57.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Patricia B. Wrenne***, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ***Ruth F. Harris and husband, William F. Harris***, 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:

Being Lot No. 53 on the Plan of Ridgemere, of record in Plat Book 6250, pages 937, 938 and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Paul Wrenne and wife, Patricia B. Wrenne by deed from J & L Builders, a Tennessee general partnership, dated August 25, 1987, as of record in Book 7336, page 87, Register's Office for Davidson County, Tennessee. David Paul Wrenne has since died.

This is improved property known as 1740 Ridgemere Court, Hermitage, Tennessee 37076.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal.

This conveyance is further made subject to restrictive covenants of record in Book 6925, page 941, Register's Office for Davidson County, to which instrument reference is here made for the complete terms thereof. This conveyance is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 6250, pages 937, 938, and 139, said Register's Office, including utility anchor easements at each front lot corner and a 10 foot public utility and drainage easement on the rear of said lot, to which Plat reference is here made for the exact terms and details thereof.

Real property taxes for 2000 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruth F. Harris and husband, William F. Harris, their heirs and assigns, forever; and I, Patricia B. Wrenne do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of September, 2000.

Patricia B. Wrenne

Patricia B. Wrenne

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Patricia B. Wrenne***, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 19th day of September, 2000.

Patricia M. Devine
NOTARY PUBLIC

My Commission Expires: January 30, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $124,900.00.

AFFIANT

Subscribed and sworn to before me this 19th day of September, 2000.

Wanda F. Nokes
NOTARY PUBLIC
My Commission Expires: January 30, 2001

WANDA F. NOKES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
10-9-2001