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Davidson County DEEDWARR
Recvd: 09/22/00 15:50 3pgs
Fees:15.00 Taxes:582.75
20000922-0094357

THIS INSTRUMENT PREPARED BY: **Kathryn Pennington** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $157,500.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2000. Notary Public My Commission Expires: 3/26/02

Address New Owner As Follows: Karen M. Maher and husband, Daniel P. Maher 612 Cobble Court Nashville, TN 37211	Send Tax Bills To: Southeastern Mortgage of Tennessee, Inc. 115 29th Avenue South Nashville, TN 37212	Map-Parcel Number: Map 172-12-B 218.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN E.HANDY ANDWIFE,SHELLEY M. HANDY** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KAREN M. MAHER AND HUSBAND, DANIEL P. MAHER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Bradford Hills, Section 11, of record in Book 7900, page 6, as amended in Book 7900, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen E. Handy and wife, Shelley M. Handy by deed from Terry L. Hennessee and wife, Lisa M. Hennessee, of record in Book 10627, page 271, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 8069, page 170 and at Book 8885, page 519, and By-Laws of record in Book 8071, page 531,Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 7900, page 6, Register's Office for said County, as amended at Book 7900, page 496, Register's Office for Davidson County, Tennessee.

3. Charter of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8377, page 769 and Book 8377, page 808, Register's Office for Davidson County, Tennessee.

This is improved property known as 612 Cobble Court, 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of September, 2000.

Stephen E. Handy

Shelley M. Handy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN E. HANDY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 2000.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHELLEY M. HANDY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 2000.

Notary Public

My Commission Expires: 5/26/02