Davidson County DEEDWARR
Recvd: 09/25/00 14:35 2pgs
Fees:11.00 Taxes:314.13

20000925-0094893

Prepared by:
Charles E. Reed
Attorney at Law
7065 Moores Lane, Suite 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $84,900.00

Affiant

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Subscribed and sworn to before me, this 20TH day of September, 2000

Notary Public
My commission expires: 03/18/02

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel B. Lovins	Jefferson Heritage Mortgage Co	107-13-23.00
1135 Harold Drive	15435 Clayton Road	
Nashville, TN 37217	PO Box 17	
	Ballwin, MO 63022-0017	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Timothy Charles Fosbre and wife and Tracy Lindsay Fosbre hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samuel B. Lovins, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Patricia Heights, Section 1, of record in Book 2331, pages 130 and 131 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy Charles Fosbre by deed from Secretary of Housing and Urban Development, of record in Book 9176, page 463, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Year 2000 taxes, a lien not yet due and payable.
2) Easement for Sanitary Sewers, of record in Book 5531, page 42, Register's Office for Davidson County, Tennessee.
3) Easement for Sanitary Sewers, of record in Book 3702, page 102, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the plan of Patricia Heights, Section 1, of record in Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee.
5) Restrictive Covenants for Patricia Heights, Section 1, of record in Book 2542, page 519, and as amended in Book 6045, page 421, Book 6067, page 762, and extended in Book 6887, page 605, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1135 Harold Drive, Nashville, Tennessee 37217

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, his heirs and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized 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. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 this 20th day of September 2000.

Timothy Charles Fosbre
By: Gerald Ziegler, attorney-in-fact

Tracy Lindsay Fosbre (f/k/a Tracy Lindsay)
By: Gerald Ziegler, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of September, 2000, before me personally appeared Gerald Ziegler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy Charles Fosbre and Tracy Lindsay Fosbre (f/k/a Tracy Lindsay), and who acknowledged that he executed the same as the free act and deed of said Timothy Charles Fosbre and Tracy Lindsay Fosbre (f/k/a Tracy Lindsay), by virtue of that Power of Attorney, duly executed by the said Timothy Charles Fosbre on June 8, 2000 and by the said Tracy Lindsay Fosbre (f/k/a Tracy Lindsay) on June 8, 2000, and recorded of even date herewith as the Instruments immediately preceding this Instrument, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of September 2000.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public

My Commission expires: 03/18/02