Davidson County DEEDWARR
Recvd: 09/29/00 17:30 2pgs
Fees:11.00 Taxes:314.50

20000929-0096752

WARRANTY DEED

TRICIA L. NIEMI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2000.

Notary Public

My Commission Expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:
Wayman L. Bean
3244 Lagrange Drive
Nashville, Tennessee 37218

Send Tax Bills To:
New Owner

Map Parcel No.
080-08-0-185.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **George W. Williams and wife, Belinda Williams**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Wayman L. Bean, unmarried**, hereinafter called Grantee, his heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No. 158 on the plan of Section III, Bordeaux Hills, of record in Book 3600, page 34, Register's Office for said County.

Beginning at a point in the easterly margin of Lagrange Drive, at the corner of Lots Nos. 157 and 158; thence northerly with said Drive, around a slight curve, 91.64 feet to a monument; thence northeasterly around a curve, 38.69 feet to a monument in the southerly margin of Hinkle Drive; thence easterly with said Drive, 61.54 feet to a monument; thence southerly along the east lot line, 91.45 feet to a corner of Lots Nos. 157 and 158; thence westerly along the line between said two lots, 80.92 feet to the point of the beginning.

Being the same property conveyed to George W. Williams, an unmarried person, by warranty deed from Sam Tinnin and wife, Glenda Tinnin, of record in Book 4764, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

b. All matters on the plan of record in Plat Book 3600, page 34, Register's Office for Davidson County, Tennessee.

c. Subject to restrictive covenants of record in Book 3674, page 335 and Book 3676, page 294, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 3285 Hinkle Drive (a/k/a 3244 Lagrange Drive), Nashville, Tennessee 37218.

NS2752

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his heirs and assigns, against the lawful claims of all person 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 19TH. day of SEPTEMBER, 2000.

George W. Williams

Belinda Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, George W. Williams and Belinda Williams, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19TH. day of SEPTEMBER, 2000.

Notary Public

My commission expires: 8/5/02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002