WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2000

_____
Notary Public

MY COMMISSION EXPIRES: July 16, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — MONTGOMERY COUNTY, TN

Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/03/00 15:28 2pgs
Fees:11.00 Taxes:462.50

20001003-0098016

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN. 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Davis (NAME)	(NAME)	173
112 Monte Leone Court (ADDRESS)	(ADDRESS)	1
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	60

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Shamburg and wife, Andrea Shamburg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew A. Davis and Kristin L. Chapman

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:

Land in Davidson County, Tennessee, being Lot No. 358 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, page 68, Register's Office for said County, and described as follows:

Beginning at a poin in the southlery margin of Monte Leone Court, the common front corner of Lot Nos. 358 and 359; thence with the line between said two lots southwardly 83.48 feet to a concrete monument; thence, South 50 degrees 05 minutes 17 seconds East 160.81 feet to a concrete monument, the common corner of Lot Nos. 358, 361, 362, 367 and 368; thence, with the line between said Lot Nos. 358 and 368, northeastwardly 152.73 feet to a concrete monument, the common rear corner of Lot Nos. 357 and 358; thence with the line between said two lots northwestwardly 110.0 feet to a point in the easterly margin of Monte Leone Court, the beginning of a curve having a radius of 50.0 feet; thence with the margin of said Court southwestwardly 52.32 feet to the point of beginning.

Being the same property conveyed to David Shamburg and wife, Andrea Shamburg by deed from Duane L. Shamburg and wife, Jo Ellen Shamburg of record in Book 9950, page 433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 4781, page 858, said Register's Office.

unimproved ( )
This is improved (X) property, known as 112 Monte Leone Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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, 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 our hand s this 29th day of September, 2000

David Shamburg

Andrea Shamburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Shamburg and wife, Andrea Shamburg

the bargainor(s), 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 at Brentwood Tennessee, this 29th day of September, 2000.

Commission expires 3-25-04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public