SP38841
File Box 7

Davidson County DEEDWARR
Recvd: 10/10/00 12:04 2pgs
Fees:11.00 Taxes:886.15
20001010-0100504

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: 3/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Skelton (NAME)	Franklin American Mortgage (NAME)	MAP 171-08
5605 Cottonport Drive (ADDRESS)	501 Corporate Centre Dr. #400 (ADDRESS)	GROUP A
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	PARCEL 071.00CO

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, Anthony W. Sharber and wife, Lisa Sharber

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Skelton and wife, Angela Skelton

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, TN, being Lot No. 71 on the Plan of Cottonport Plantation, Phase III, of record in Book 6900, page 951, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony W. Sharber and wife, Lisa Sharber by deed from Radnor Homes, Inc. of record in Book 9002, page 202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 951; declaration of covenants, conditions and restrictions of record in Book 7637, 925 and as amended in Book 7824, page 254 and Book 8813, page 932; restrictive covenants of record in Book 7138, page 365, Book 7430, page 784, Book 7565, page 57 and Book 7897, page 578; charter of record in Book 7621, page 600 and as amended in Book 7981, page 971; and storm water detention agreement of record in Book 7350, page 137; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5605 Cottonport Drive, Brentwood, Tennessee 37027
(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 22nd day of September, 2000

Anthony W. Sharber

Anthony W. Sharber

Lisa Sharber

Lisa Sharber

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 Anthony W. Sharber and wife, Lisa Sharber

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 22nd day of September, 2000.

Commission expires 3-29-03

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires
March 29, 2003

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

WARRANTY DEED

FROM

Anthony W. Sharber and wife,
Lisa Sharber

TO

David C. Skelton and wife,
Angela Skelton

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027