THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 10/18/00 08:48 2pgs
Fees:11.00 Taxes:777.00

20001018-0103159

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
George H. Davis	Amsouth Bank	7DA 79613
100 Longwood Place	2050 Parkway Office Circle	17-9B-1
Nashville, TN 37215	Birmingham, AL 35244	

FOR AND IN 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,

Cosette M. Baker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George H. Davis and wife June L. Davis

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 Number 1, on the Plan of Longwood, of record in Book 5200, Page 86,, Register's Office for said County, as amended as to floor areas and lot coverages in Book 5419, Page 183, said Register's Office, to which plan reference is hereby made for a more complete description.

Said Lot No. 1 fronts 45.47 feet on the easterly margin of Longwood Place and extends around a curve in an easterly direction 31.42 feet to extend back 57.27 feet on its southerly line and 77.84 feet on the northerly line, to a line in the rear measuring 65.47 feet thereon.

This conveyance is subject to Restrictive Coventnats contained of record in Book 5344, Page 353; setback lines, easements and other such limitiations of record in Book 5200, Page 86, said Register's Office, Easement for sewer system and/or storm drainage granted to Metropolitan Government of record in Book 3401, Page 531, and in Book 5287, Page 712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cosette M. Baker, unmarried by Deed of record in Book 5579, Page 545, Register's Office for Davidson, County, Tennessee.

This is improved property known as: 100 Longwood Place Nashville, TN 37215

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 HANDS THIS 12th day of October, 2000

Cosette M. Baker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Cosette M. Baker, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 12th day of October, 2000

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of October, 2000

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.