WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/00 15:26 2pgs
Fees:11.00 Taxes:536.50

20001106-0110239

JUSTICE-H00308

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOODS NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Todd Justice and Kristy Timmerman	North American Mortgage Co.	29-00-0-247
(NAME)	(NAME)	
5694 Eatons Creek Road	3883 Airway Drive	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Santa Rosa, CA 95403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICHAEL W. ROBBINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JASON TODD JUSTICE AND KRISTY TIMMERMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, further described as follows:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Gary A. Cummings, Surveyor, January 24, 1967, as follows:

BEGINNING on the easterly margin of Eaton's Creek Road, in the southerly line of the property conveyed to Frank B. O'Barr and wife, of record in Book 3807, Page 583, Register's Office for said County; thence North 89 degrees East 1447 feet; thence South 3 degrees 30 minutes West 210 feet; thence South 89 degrees West 1431 feet to the easterly margin of Eaton's Creek Road; thence with the same northerly 210 feet to the beginning, containing 6.9 acres, more or less.

BEING the same property conveyed to Michael W. Robbins by Warranty Deed from J.C. Carrington, Jr. and Ruth Jeanette Harper, dated 3-5-79 and filed record on 3-6-79 in Book 5401, Page 680, said Register's office.

unimproved ( )
This is improved (X) property, known as 5694 Eatons Creek Road, Joelton, Tennessee 37080
(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 my/our hand(s) this 27th day of October, 2000.

Michael W. Robbins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Michael W. Robbins , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Joelton, Tennessee, this 27th day of October, 2000.

My Commission Expires:

GEORGE K. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

_____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 27th day of October, 2000.

My Commission Expires _____ _____

Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075