Davidson County DEEDWARR
Recvd: 11/13/00 14:32 2pgs
Fees:11.00 Taxes:303.03

20001113-0112458

SHERRETT, P.C.
121 [illegible], Suite 200
Franklin, TN 37064

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$81,900.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF October, 2000.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa N. Towne 229 Clipper Court Nashville, TN 37211	Cendant Mortgage Corp. 3000 Leadenhall Road Mt. Laurel, NJ 08054	Map 148-15 Parcel 230

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,

Steven K. Beckett and wife, Marlo M. Beckett

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Theresa N. Towne, unmarried

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:

BEING LOT NUMBER 36 ON THE PLAN OF SECTION 6, APACHE HILLS, OF RECORD IN PLAT BOOK 5200 AT PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEVEN K. BECKETT AND WIFE, MARLO M. BECKETT, BY DEED FROM CARL M. BALDWIN AND WIFE, CAROL J. BALDWIN, DATED MAY 25, 1995, AND OF RECORD IN BOOK 9685, PAGE 864, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 173, Register's Office for Davidson County, Tennessee, including but not limited to a 20 foot minimum building setback line along the front of said lot, a 10 foot easement for utilities and drainage purposes along the rear and both sides of said lot, and a sanitary sewer easement across the southeasterly side of said lot.
3) Property is subject to Restrictive Covenants contained in Book 5449, Page 535, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 229 Clipper Court, Nashville, TN 37211
(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 26th day of October, 2000.

Steven K. Beckett

Marlo M. Beckett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Steven K. Beckett and wife, Marlo M. Beckett, with whom I am personally acquainted, (or who 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, at office, this 26th day of October, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076