# WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th Day of November, 2000.

Notary Public

MY COMMISSION EXPIRES: 09/08/01

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 200011392

My Commission Expires SEPT. 8, 2001

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steven Dale Sevits and Joy LK Sevits | Chase Manhattan Mortgage Corp | Map 95-5 |
| (NAME) 1956 Dahlia Drive | (NAME) P.O. Box 572405 | |
| (ADDRESS) Nashville, TN 37210 | (ADDRESS) Murray, Utah 84157 | Parcel 022.00 |
| (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 considerations, the receipt of which is hereby acknowledged, we, **Garry Dale Apple and Larry Stewart Apple and James Richard Apple, all the heirs at law of Leola L. Apple, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steven Dale Sevits and wife, Joy LK Sevits** hereinafter called the GRANTEE(S), 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. 21, on the plan of Creekside Heights, of Record in Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward S. Apple and wife, Leola L. Apple by Warranty Deed from Carl Batson Inc., of record in Book 2959, page 189, Register's Office of Davidson County, Tennessee. The said Edward S. Apple and Leola L. Apple having since died.

Subject to all matters as shown on plan of record in Plat Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee; Easement as set out in Book 6342, page539, said Register's Office.

This is unimproved ( )
improved( x ) property, known as 1956 Dahlia Drive Nashville TN 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 10th Day of November, 2000.

**Garry Dale Apple**

**Larry Stewart Apple by Garry Dale Apple, Attorney in Fact**

**James Richard Apple**

Davidson County DEEDWARR
Recvd: 11/16/00 10:59 2pgs
Fees:11.00 Taxes:353.35

20001116-0113578

STATE OF TENNESSEE )
) ss:
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public, personally appeared Garry Dale Apple , and James Richard Apple who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th Day of November, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001

**STATE OF TENNESSEE** **COUNTY OF Davidson**

On this the 10th day of November 2000, before me personally Garry Dale Apple, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Larry Stewart Apple, and is authorized by him to execute the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND OFFICAL SEAL, at office this the 10th day of November, 2000.**

My Commission Expires: _____ Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001