40 A

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $ 226,400.

Van Bledsoe
Affiant

Sworn to and Subscribed before me on this the 17th day of November, 2000.

Cathie Creekmore
NOTARY PUBLIC
My Commission Expires: 11/30/2001

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

CATHERINE C. CREEKMORE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/21/00 09:13 2pgs
Fees:11.00 Taxes:837.68
20001121-0114828

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Van Bledsoe and Andrea Bledsoe	CTX Mortgage Co.	141-12-C-87
7229 River Bend Rd	P.O. Box 199077	
Nashville, TN 37221	Dallas TX 75219-9077	

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Timothy L. Tomes, and wife, Julia L. Tomes, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Van Bledsoe, and wife Andrea Bledsoe, hereinafter called the Grantee, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot. No. 87 on the Plan of River Bend, as of record in Plat Book 6900, Pages 504-505, amended in Book 7465, Page 833, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Timothy L. Tomes and Julie L. Tomes, by deed from Joseph W. Morris and wife, Joyce A. Morris, of record in Book 9749, Page 467, said Register's Office.

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 except for the following:

> (a) Taxes for the year 2000 now due and payable. (Map 141-12-C, Parcel 87)
> (b) Declaration of Covenants, Conditions and Restrictions for River Bend, of record in Book 7112, Page 481, as amended in Book 7308, Pages 805 and 808, Book 7336, Page 15 and Book 7549, Page 893, Register's Office for Davidson County, TN.

(c) Charter of River Bend Estates Homeowner's Association, Inc. of record in Book 7347, Page 636, said Register's Office and the By-Laws for said Association of record in Book 7347, Page 643, said Register's Office.
(d) Easement for ingress-egress of record in Book 7257, Page 154, said Register's Office.
(e) Storm Water Detention Agreement of record in Book 7278, Page 822, said Register's Office.
(f) Deeds of conveyance for sewers and water mains of record in Book 7097, Pages 140 and 149, Book 7593m, Pages 565 and 523, Book 8614, Page 810, and Book 9623, Page 870, said Register's Office.
(g) All matters shown on the Plan of record in Plat Book 6900, Pages 504-505, as amended in Book 7465, Page 833, Register's Office for Davidson County, TN.

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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of November, 2000.

Timothy L. Tomes
TIMOTHY L. TOMES

Julia L. Tomes
JULIA L. TOMES

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, TIMOTHY L. TOMES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained .

Witness my hand and seal at Brentwood Tennessee, this the 17th day of November, 2000.

Catherine C. Hershey
NOTARY PUBLIC

My Commission Expires on: 1/30/2001

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JULIA L. TOMES, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained .

Witness my hand and seal at Brentwood, Tennessee, this the 17th day of November, 2000.

Catherine C. Hershey
NOTARY PUBLIC

My Commission Expires on: 1/30/2001

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.