THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 10095L

MAP/GROUP/PARCEL
032-13-0/022.00

NEW OWNER'S NAME AND ADDRESS:
Andrew Rischbeck
1605 Autumn Ridge Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 11/21/00 10:13 2pgs
Fees:11.00 Taxes:194.85
20001121-0114878

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Beverly J. Sellers, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto Andrew Rischbeck, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Timbertrail, Section One, of record in Book 5200, Page 205, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description of said lot.

The subject property is improved property commonly known as 1605 Autumn Ridge Drive, Nashville, Tennessee..

BEING the same property conveyed to grantor herein by deed of record in Book 7295 Page 269, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

As part of the purchase price of the above described property, the grantees hereby expressly assume and agree to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 7295, Page 727, Register's Office for Davidson County, Tennessee, in the original amount of $61,164.00 the same being payable to Countrywide Funding Corporation.

Beverly J. Sellers

Andrew Rischbeck

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Beverly J. Sellers, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 8th day of November, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Andrew Rischbeck, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 8th day of November, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/15/03

CHRIS FORSYTHE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is ~~$53,468.42~~ $52,662.04. AR

Andrew Rischbeck
AFFIANT

Sworn to and subscribed before me, this the 8th day of November, 2000.

NOTARY PUBLIC

My Commission Expires:
10/15/03

CHRIS FORSYTHE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY