WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/00 15:50 2pgs
Fees:11.00 Taxes:407.00

20001122-0115614

G-5540-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Sandra Lee Agee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2000

Bertie W Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Lee Agee (NAME)	Same As New Owner (NAME)	MAP 53-6B
2241 Riverway Drive (ADDRESS)	(ADDRESS)	PARCEL 6
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB# 4D93884

FOR AND 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, Judith Champion

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Lee Agee

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:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, page 412, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being all of the same property conveyed to Malvin E. Champion and wife, Vera E. Champion by Warranty Deed from J & M Homebuilders, Inc., of record in Book 9186, page 750, Register's Office for Davidson County, Tennessee. The said Malvin E. Champion having since died, and the same Vera E. Champion, unmarried, (retaining a life estate in and to said property), conveyed to Judith Champion, by Quitclaim Deed, of record in Book 10425, page 462, Register's Office for Davidson County, Tennessee.

Vera E. Champion executes this instrument for the purpose of relinquishing her life estate retained in deed of record in Book 10425, page 462, said Register's Office.

Steve Wright executed on behalf of Judith Champion, and Vera E. Champion, respectively, pursuant to the Powers of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2241 Riverway Drive, Old Hickory, TN 37138
(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 hand this 20th day of November, 2000

Judith Champion
By: Judith Champion
Steve Wright, Attorney-in-fact
Steve Wright

Vera E. Champion
Vera E. Champion
By: Steve Wright
Steve Wright, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE WRIGHT to me known to be the person who executed the foregoing instrument in behalf of JUDITH CHAMPION AND VERA E. CHAMPION, and acknowledged that HE executed the same as the free act and deed of the said JUDITH CHAMPION AND VERA E. CHAMPION.

Witness my hand and official seal at GOODLETTSVILLE, Tennessee this the 20th day of NOVEMBER, 2000.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____