OH-1014

RETURN TO:

Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 12/01/00 09:06 2pgs
Fees:11.00 Taxes:518.00

20001201-0117821

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **November, 2000** between **JOSEPH B. DALY and BRUNETTE T. DALY** , GRANTOR, and **JOHN R. HAENDEL** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot no. 35 on the Plan of Pinnacle Point Subdivision Final Plat, Phase, II, of record in Plat Book 6900, Page 140, said Register's office, to which reference is made for a more complete and accurate description.

BEING the same property conveyed to Joseph B. Daly and wife, Brunette T. Daly, herein by Warranty Deed from James S. Talian and wife, Ruth M. Talian, dated September 20, 1996, recorded September 25, 1996, in Book 10202, Page 224, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the taxes 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 6900, Page 140; Restrictive Covenants of record in Book6405, Page 169 and Book 7032, Page 730, as amended in Book 7067, Page 739; any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

JOSEPH B. DALY
Signature of Seller

BRUNETTE T. DALY
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **JOSEPH B. DALY and BRUNETTE T. DALY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **November, 2000.**

JANE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires November 24, 2001

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

JOHN R. HAENDEL
1145 WHITE MOUNTAIN LANE
ANTIOCH, TN 37013

Property Address:

1145 WHITE MOUNTAIN LANE
ANTIOCH, TN 37013

Person Responsible for Taxes:

CENDANT MORTGAGE CORPORATION dba PHH MORTGAGE SERVICES
3000 LEADENHALL ROAD
MT. LAUREL, NJ 08054

Parcel #: 135-14-0-A/035.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$140,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **November, 2000.**

JANE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires November 24, 2001

Notary Public

My Commission Expires:_____

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