PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 42069
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/01/00 15:45 2pgs
Fees:11.00 Taxes:462.13
20001201-0118295

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leonard V. Mortise Kathy A. Mortise 524 Janice Drive Antioch, TN 37013	GMAC Mortgage Corporation P.O. Box 780 Waterloo, IOwa 50704-0780

TAX MAP-PARCEL NUMBERS: 162-10-084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 124900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beverly Jean Dupwe now known as Beverly Jean Dupwe Townley, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leonard V. Mortise and spouse, Kathy A. Mortise,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Brookview Estates, Section 1 of record in Plat Book 4460, page 103, Register's Office for said County.

SAID Lot No. 84 fronts 70.0 feet on the northwesterly margin of Janice Drive and extends back 156.30 feet on the northeasterly line and 127.97 feet on the southwesterly line to a dead line in the rear, measuring 96.20 feet thereon.

BEING the same property conveyed to Don Dupwe, Jr., and Beverly Dupwe, now known as Beverly Jean Dupwe Townley by deed from Louis Hullett, Sr., and wife, Gladys Hullett of record in Book 8172, page 966, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9677, page 373, said Register's Office, the said Donald Dupwe, Jr., conveyed his interest in subject property to Beverly Jean Dupwe. The said Beverly Jean Dupwe now being known as Beverly Jean Dupwe Townley.

Steven P. Townley, spouse of Beverly Jean Dupwe Townley joins in the execution of this convyeance for the purpose of transferring and to release any and all martial rights in the described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 103, said Register's Office, which Plan shows a 30 foot minimum building setback line from Janice Drive and 10 foot easement for public utility and drainage purposes along the rear line(s); and a 2.5 x 25 foot utility drainage purposes located on the southeasterly front corner of said lot; Restrictive covenants of record in Book 4636, page 317, said Register's Office

This is improved property, known as: 524 Janice Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2000.

Beverly Jean Dupwe Townley **Stephen P. Townley**

State of Tennessee
County of Williamson

On this 30th day of November, 2000, before me the undersigned authority, personally appeared **Beverly Jean Dupwe Townley and Stephen P. Townley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5-30 PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124900.00

Affiant

Sworn and subscribed before me on the 30th day of November, 2000.

Notary Public

My Commission Expires: 5/27/2001