Record and Return to:
Saturn & Mazer
File Box 7
SP39450

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/00 16:05 2pgs
Fees:11.00 Taxes:747.40

20001204-0119096

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR 10, 2002

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM RANDALL MATTHEWS		Map 155-7A
(NAME)	(NAME)	
1741 Forrest Oaks Drive		Parcel 037.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN		9D-82455
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, MONTGOMERY L. ROSS AND WIFE, ANGELA M. ROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM RANDALL MATTHEWS

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. 20 on the Plan of Revision One to Final Plat of the Poplar Creek estates, Phase III, Section "A", a Planned Unit Development, of record in Plat Book 7900, page 696, as revised in Plat Book 9700, page 122, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Montgomery L. Ross and wife, Angela M. Ross by Deed from Steven M. Capitanio and wife, Angela M. Ross, of record in Book 11183, Page 615, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6662, Page 433, amended in Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, and Book 9472, page 824, said Register's Office; Restrictions of record in Book 6474, page 346, and Book 6486, page 587; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THIS instrument is being executed in behalf of Montgomery L. Ross and Angela M. Ross pursuant to a Power of Attorney executed by same on the ____ day of November, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1741 Forrest Oaks Drive, Nashville, TN
(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 our hand s this 20th day of November, 2000

Montgomery L. Ross
MONTGOMERY L. ROSS

BY: Allison N. Henry att'y in fact
ALLISON N. HENRY, ATTORNEY IN FACT

Angela M. Ross
ANGELA M. ROSS

BY: Allison N. Henry att'y in fact
ALLISON N. HENRY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____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 personally appeared ALLISON N. HENRY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MONTGOMERY L. ROSS AND ANGELA M. ROSS and acknowledged that she executed the same as the free act and deed of said MONTGOMERY L. ROSS AND ANGELA M. ROSS.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: 5/27/01