

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,400.00

Sangual R. Minger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2000

Notary Public

MY COMMISSION EXPIRES: 9/25/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

H-0015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sangual R. Minger (NAME)	GMAC Mortgage Corporation (NAME)	052-08-0-A-255.00
928 Santa Maria Cove (ADDRESS)	100 Witmer Road (ADDRESS)	CO
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, David W. Cheatham, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sangual R. Minger a married woman

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. 79 on the Plan of Heron Walk Section 4 Phase 2 of record in Plat Book 9700, Page 687, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to David W. Cheatham by deed from Allen Earps of record in Book 11602, Page 747, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Julie Cheatham, wife of David W. Cheatham, joins into this instrument to convey her interest in the aforedescribed real property by virtue of her marriage.

Karen Hoff executes this instrument on behalf of David W. Cheatham and Julie Cheatham, pursuant to a Power of Attorney being recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 12/08/00 09:38 3pgs
Fees:15.00 Taxes:397.38



20001208-0120985

unimproved ( )
This is improved (X) property, known as 928 Santa Maria Cove, Madison, Tennessee 37115
(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 30th day of November, 2000

David W. Cheatham by Karen Hoff Atty in Fact
David W. Cheatham by Karen Hoff, Attny in fact

Julie Cheatham by Karen Hoff Atty in Fact
Julie Cheatham by Karn Hoff, Attny in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Cheatham

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 2000.

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, and corporation, 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 corporation, 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 WILLIAMSON

On this, 30 day of November 2000, personally appeared before me, Karen Hoff, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of David W. Cheatham and Julie Cheatham and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

My commission expires 11/27/04

Dana Delworth

Notary Public

DANA DELWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

David W. Cheatham

TO

Sangual R. Minger

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027