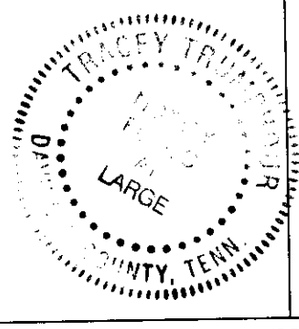
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Frederick Carr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/29/00 13:52 2pgs
Fees:11.00 Taxes:266.40

20001229-0127577

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Carr	GMAC Mortgage Corporation	Map 108
(NAME) 3313 Quail View Drive	(NAME) 100 Witmer Road	Group 12-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Horsham Pennsylvania 19044-0963	Parcel 56
(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, Christopher John Thomas and wife, Sherry Thomas and Robert P. Mathews and wife, Jean M. Mathews, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK CARR AND WIFE, LISA DIANE KELLEY-CARR, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 20 of Lot 43 on the plan of condominium site of Quail Valley, Section Four, Phase VII, of record in Book 5200, page 522, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Christopher John Thomas, Robert P. Mathews and wife, Jean M. Mathews by deed from Samuel R. Pierce, Jr. Secretary of Housing and Urban Development dated 11/16/87 and filed for record 11/24/87 in Record Book 7410, page 519, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Sherry Thomas joins in this conveyance to convey any and all rights she may have in this property.

unimproved ☐

This is improved ☒ property, known as 3313 Quail View Drive, Nashville, TN 37214
(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/our hand(s) this 15th day of December, 2000.

Jean M. Mathews
Jean M. Mathews

Christopher John Thomas
Christopher John Thomas

Sherry Thomas

Robert P. Mathews by Jean M. Mathews, Attorney-in-Fact
Robert P. Mathews

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christopher John Thomas and wife, Sherry Thomas the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/15/2000

My Commission Expire: 3/23/02

Notary

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jean M. Mathews the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/15/2000

My Commission Expire: 3/23/02

Notary

STATE OF Tennessee
COUNTY OF Wilson

On this the 12/15/2000, before me personally appeared Jean M. Mathews, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert P. Mathews, and who acknowledged that she executed the same as the free act and deed of the said Robert P. Mathews by virtue of that Power of Attorney, duly executed by the said Robert P. Mathews and and being recorded simultaneously herewith, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office, this 15th day of December, 2000

My Commission Expires: 3/23/02

Notary Public

File Number200011221
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027