90-1-686

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/01 15:36 2pgs
Fees:11.00 Taxes:525.40

20010103-0001147

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 2000.

Lynda Kaye Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan B. Ayres		MAP 108-08
(NAME)	(NAME)	
3212 Lumberjack Road	SAME	PARCEL 61
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(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, Wayne W. Roth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morgan B. Ayres and wife, Kimberly Ayres

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. 218 on the Plan of Larchwood, Section Two, of record in Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wayne W. Roth by deed from Kenneth M. Jones, unmarried, and Lois W. Jones, unmarried, of record in Book 10193, page 273, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5200, page 57, said Register's Office; and (c) restrictive covenants of record in Book 5479, page 443, Book 5681, page 532, Book 5688, page 696 and Book 6011, page 130, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3212 Lumberjack Road, Nashville, Tennessee 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 hand this 4th day of December, 2000

Wayne W. Roth

Wayne W. Roth by Christopher Johnston, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 Nashville, Tennessee, this 31st day of October, 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 Davidson

On this 4th day of December, 2000, before me personally appeared Christopher Johnston, to me known to be the person who executed the foregoing instrument on behalf of Wayne W. Roth and acknowledged that he executed the same as the free act and deed of Wayne W. Roth. Witness my hand and seal this 4th day of December, 2000.

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kathy Snider
Notary Public