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This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
MARY D. ALEXANDER
4025 Navajo Trail
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 01/17/01 11:07 2pgs
Fees:11.00 Taxes:270.10
20010117-0005027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Cendant Mortgage Corporation D/B/A
Coldwell Banker Mortgage
2001 Bishops Gate Blvd.
Mount Laurel, NJ 08054

MAP	**148**
GROUP	**15**
PARCEL	**138**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JONI COCKRILL, unmarried,** hereinafter called the **GRANTOR**, has bargained and sold, and by these presents, transfer and convey unto **MARY D. ALEXANDER**, hereinafter called the **GRANTEE**, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Property located in Davidson County, Tennessee, Being Lot No. 20 on the plan of Apache Hills, section five, part Two, as of record in Book 5050, Page 39, Register's Office for Davidson County, Tennessee.
> Said Lot No. 20 fronts 65.50 feet on the westerly side of Navaho Trail and extends back 120.80 feet on the northerly line and 123.24 feet on the southerly line to a deed line measuring 65.65 feet thereon.
>
> Being the same property conveyed to JONI COCKRILL, unmarried by deed from Secretary of Housing and Urban Development dated September 9, 2000, of record in Instrument # 20000929-0096359, Register's Office for Davidson County, Tennessee.

This is improved property known as 4025 Navajo Trail, Nashville, Tennessee 37211.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 2000 County Taxes in the amount of $690.06 are due and payable. Subsequent years are a lien, but not yet due and payable.
2. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.
3. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee.
4. Subject to Restrictions of record in Book 5040, Page 357, in the Register's Office for Davidson County, Tennessee.

5. Subject to 20 ft. Minimum building setback lines from Navaho Trail, 10 ft. Public utility drainage easement along the rear property line, and 25 ft. X 2.5 ft. Anchor easement at the southeast corner.

6. Subject to Plan of Record in Plat book 5050, Page 39, Register's Office for Davidson County, Tennessee.

7. Subject to Homeowner Association dues and/or fees of record, if any, in Register's Office for Davidson County, Tennessee.

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, heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that she has lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of January, 2001.

Joni Cockrill
JONI COCKRILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JONI COCKRILL, unmarried**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Tina Helsley
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires June 28, 2004

The actual value or consideration, whichever is greater, for this transfer is $73,000.00.

Mary D Alexander
AFFIANT

Subscribed and sworn to before me on this 12th day of January, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Tina Helsley
NOTARY PUBLIC

My Commission Expires June 28, 2004