PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 01/31/01 14:13 2pgs
Fees:11.00 Taxes:810.50
20010131-0009498

W & I Ref: (gj) Title No: 42158
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Ryan Sisemore Kristin Sisemore 5205 Regent Drive Nashville, TN 37220	The Community Bank 103 Public Square Gallatin, TN 37066

TAX MAP-PARCEL NUMBERS: 160-3-64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 165000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sandra Lynn Younger-Wright, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Ryan Sisemore and spouse, Kristin Sisemore,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 294 on the Plan of Haileywood Estates Section 8 of record in Book 2854, page 19, Register's Office for said County.

SAID Lot No. 294 fronts 130.0 feet on the southwesterly margin of Regent Drive and extends back 119.3 feet on the northwesterly line and 185.8 feet on the southeasterly line to a dead line in the rear, measuring 147.0 feet thereon.

BEING the same property conveyed to Sandra Lynn Younger-Wright by deed from James M. Long of record in Instrument No. 200008300095530, Register's Office for Davidson County, Tennessee.

Randy Wright spouse of Sandra Lynn Younger-Wright, joins in the execution of this conveyance for the purpose of transferring and to release any and all martial rights in the described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2854, Page 19, said Register's Office, which Plan shows a 60 foot minimum building setback line from Regent Drive and 10 foot easement for utility purposes along the along the rear line(s) and a 5 x 25 foot utility anchor easement located on the rear southwesterly corner of said lot.

This is improved property, known as: 5205 Regent Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of January, 2001.

Sandra Lynn Younger-Wright **Randy Wright**

State of Tennessee
County of Williamson

On this 29th day of January, 2001, before me the undersigned authority, personally appeared **Sandra Lynn Younger-Wright and Randy Wright**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165000.00

Affiant

Sworn and subscribed before me on the 29th day of January, 2001.

My Commission Expires: NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public