Davidson County DEEDWARR
Recvd: 03/19/01 15:32 2pgs
Fees:11.00 Taxes:460.28

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21-1-216

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,400.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of March, 2001.

Notary Public

My Commission Expires: 3/23/2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles J. Irowa and Kattie I. Irowa
1437 Bell Trace Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Drive #400
Franklin, TN 37067

MAP-PARCEL NUMBERS:
Map/parcel: 162-16-0-E-045.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen W. Mackey, a single person** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles J. Irowa and wife, Kattie I. Irowa** hereinafter referred to as 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. 14 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Plat Book 9700, page 20, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen W. Mackey, a single person by Warranty Deed from MCR Development Corp. of record in Book 10190, page 191 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 20, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9408, page 320; Book 9613, page 20 and in Book 9892, page 927, Register's Office for Davidson County, Tennessee.

Charter of Bell Crest Homeowner's Association, Inc. of record in Book 9421, page 454 in said Register's Office.

By-Laws of Bell Crest Homeowners Association, Inc. of record in Book 9408, page 334 in said Register's Office.

A perpetual non-exclusive easement for ingress and egress granted Albar Building Industries of record in Book 4984, page 569 in said Register's Office.

Deeds of conveyance of sewer lines of record in Book 5020, page 739; Book 5025, page 614; Book 5287, page 976 and in Book 5287, page 979 in said Register's office.

Storm water detention agreement of record in Book 6145, page 226; Book 9402, page 657 and in Book 9771, page 565 in said Register's Office.

Deed of conveyance of Sewer lines of record in Book 6303, page 596 in said Register's Office.

All matters as shown on the boundary plat of record in Plat Book 5200, page 609 in said Register's Office.

Deeds of conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 10131, pages 914 and 918 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1437 Bell Trace Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 2nd day of March, 2001.

Stephen W. Mackey by Lucy Rudolph atty in fact

Stephen W. Mackey by Lucy Rudolph, atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of March, 2001, before me personally appeared Lucy Rudolph, to me known to be the Attorney-in-Fact of Stephen W. Mackey and is authorized by Stephen W. Mackey to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public

My commission expires: 11-18-01

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