WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. My Commission Expires SEPT 6, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of March, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC
321 West Main Street
Lebanon, TN 37087
File No. 200150036

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian P. Maurer and Diane MacLachlan	Chase Manhattan Mortgage Corp	Map 73-16-A
(NAME) 216 Cumberland Trace	(NAME) P.O. Box 572405	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murray, Utah 84157	Parcel 216.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jane A. Stryker, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian P. Maurer, unmarried and Diane MacLachlan, unmarried** hereinafter called the GRANTEE(S), 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, being Unit No. 216 as shown on the Plat of Cumberland Trace of Record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association, aal as described in Book 6218, page 5626, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jane A. Stryker, an unmarried woman by Warranty Deed of Record in Book 10104, page 482, in Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 6218, page 528, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plan of Record in Plat Book 5200, page 724, said Register's Office.

This is unimproved ( )
improved(x) property, known as 216 Cumberland Trace 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 29th Day of March, 2001.

Jane A. Stryker

Davidson County DEEDWARR
Recvd: 03/30/01 10:29 2pgs
Fees:11.00 Taxes:402.93

20010330-0030706

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Jane A. Stryker, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th Day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARG
WILSON COUNTY, TENN.
My Commission Expires SEPT. 6, 2001