THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/12/01 14:08 3pgs
Fees:15.00 Taxes:878.75

20010412-0036096

JENNIFER DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 27, 2001

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda R. Phipps (NAME)	Coldwell Banker Mortgage (NAME)	MAP 172-01-A
522 Copperfield Way (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 16
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (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, Chelyncia D. Schoonmaker and husband, Tim Schoonmaker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda R. Phipps and husband, Tony R. Phipps

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, TN, being Lot No. 16 on the Revised Plan of Copperfield, of record in Book 6900, page 55-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chelyncia D. Brewer by deed from David R. Kennedy, III and wife, Catherine H. Kennedy of record in Book 11417, page 156, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6779, page 296, rerecorded in Book 6783, page 973, amended in Book 7071, page 432 and Book 7208, page 889; easement of record in Book 2437, page 8, and Book 2438, page 376; Deeds of Conveyance of record in Book 7593, page 488, and Book 7393, page 511; Quitclaim Deed of record in Book 7150, page 358; and all matters shown on the plan of record.

The said Chelyncia D. Schoonmaker and Chelyncia D. Brewer being one and the same person.

Tim Schoonmaker, husband of Chelyncia D. Schoonmaker, joins in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which he may have in said property by virtue of his marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 522 Copperfield Way, Brentwood, TN 37027
(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 our hand s this 19th day of February 2001

Chelyncia D. Schoonmaker

Tim Schoonmaker

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 Chelyncia D. Schoonmaker and husband, Tim Schoonmaker,

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of FEBRUARY, 2001

Commission expires Sept. 25, 2004

NOTARY FOR: TIMOTHY SCHOONMAKER

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
JOAN D. WILLIAMS
Commission Expires Sept. 25, 2004

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 OREGON
County of MULTNOMAH } S.S.

On this 22ND day of FEBRUARY, ____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chelyncia D. Schoonmaker MARRIED TO TIM SCHOONMAKER (fill in marital status), known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

(SEAL)

Notary Public
My Commission Expires: 3/9/2001

OFFICIAL SEAL
ALAN R. SANCHEZ
NOTARY PUBLIC-OREGON
COMMISSION NO. 062583
MY COMMISSION EXPIRES MARCH 9, 2001