File Box 9B
First Title & Escrow Co., Inc.

WARRANTY DEED #17833

RECORD & RETURN TO:
Southern Title Services, LLC
Three Maryland Farms, STE 150

Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of April, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Pancoast and Carolyn Pancoast	The Community Bank	117-09-0-A-013.00co
(NAME) 13 Foxhall Close	(NAME) 101 Public Square	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Gallatin, TN 37066	
(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, **Georgia Burton,*** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Fred Pancoast and wife, Carolyn Pancoast** hereereinafter 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Foxhall Close, of record in Book 4860, page 46;** Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. **amended in Book 5005, page 136

Being the same property conveyed to Georgia Burton by Warranty Deed of record in Book 9684, page 41, Register's Office of Davidson County, Tennessee. Together with an easement for ingress and egress of record in Book 6877, page 192, Register's Offic for Davidson County, Tennessee. Subject to restrictive covenants of record in Book 4954, page 586, as amended in Book 5792, page 782, Book 5832, page 378 and Book 5875, page 873, Register's Office for Davidson County, Tennessee, Shared Driveway Easement of record in Book 6877, page 192, Register's Office for Davidson County, Tennessee and subject to all matters shown on the Plan of record in Book 4860, page 46, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 13 Foxhall Close Nashville TN 37215
(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 27th Day of April, 2001.

Georgia Burton
Georgia Burton

Davidson County DEEDWARR
Recvd: 05/01/01 11:19 2pgs
Fees:11.00 Taxes:1535.50

20010501-0043758

Georgia Burton

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Georgia Burton, 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 27th Day of April, 2001.

Carol T. Baker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/01

