# WARRANTY DEED

*THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY CLIENTS, AND NO TITLE SEARCH HAS BEEN MADE!!*

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $82,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF January, 2001.

3-24-01
MY COMMISSION EXPIRES:

NOTARY PUBLIC

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/09/01 10:27 2pgs
Fees:11.00 Taxes:303.40

20010509-0048081

*THIS INSTRUMENT WAS PREPARED BY:*
*Clyde Paul Holland, Attorney, 2628 Old Lebanon Road, Nashville, TN 37214*

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| TYRONE HALL and | SAME | MAP 42-7A |
| CEDRIC DAVIS | | PARCEL 48 |
| 841 Heritage Circle | | |
| Nashville, TN 37215 | | |

**FOR AND IN 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, I, **SARA F. CANNON,** hereinafter called the **GRANTOR,** have bargained and sold, and by these presents do transfer and convey unto **TYRONE HALL and CEDRIC DAVIS,** 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:

BEING Lot No. 212 on the Plan of Phase Two, Heritage Square, of record in Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a full and complete legal description.

BEING the same property conveyed to SARA F. CANNON by deed from FOX RIDGE HOMES, INC. of record in Book 6097, Page 565, Register's Office for said County; and quitclaim deed from RONDA E. CANNON, now known as RONDA OSMENT and husband, GEORGE OSMENT of record in Book 7739, Page 324, Register's Office for said County.

RONALD E. CANNON, spouse of SARA F. CANNON, joins in the execution of this instrument for the purpose of conveying any marital rights he might have.

THIS conveyance is subject to any and all zoning regulations, building restrictions, including but not limited to Restrictive Covenants of record in Book 5752, Page 884, Register's Office for said County, and set back lines, easements, and rights of way of record.

THIS is improved property known as 841 Heritage Circle, Madison, TN 37115.

**TO HAVE AND TO HOLD** the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

**WITNESS** our hands this 22 day of January, 2001.

Sara F. Cannon
SARA F. CANNON

Ronald E. Cannon
RONALD E. CANNON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named SARA F. CANNON and husband, RONALD E. CANNON, the bargainors, with whom I am personally acquainted, or who adequately identified themselves to me, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22 day of Jan, 2001.

3-24-01
My Commission Expires:

NOTARY PUBLIC

