PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 06/14/01 11:16 2pgs
Fees:11.00 Taxes:616.05

20010614-0062877

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **May, 2001** between **David L. Cleveland and Tammy J. Cleveland, husband and wife** , GRANTOR, and **Daniel B. Sass, an unmarried man, and Faith Hildreth, an unmarried woman, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 60 on the plan of Section Two, Indian Creek Estates, Old Hickory Blvd., of record in Book 9700, page 556-559, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David L. Cleveland and wife, Tammy J. Cleveland by deed from Fox Ridge Homes, Inc., of record in Book 11235, page 201, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Book 9700, page 556 through 559; Declaration of Covenants, Conditions and Restrictions of record in Book 8955, page 509, in Book 10752, page 553 and in Book 11708, page 575 and as amended in Instrument No. 200007270074152; By-Laws of record in Book 11033, page 509 and as amended in Instrument No. 200007270074153; Easement for Family Cemetery of record in Book 6549, page 403, Storm Water Detention Agreement of record in Book 10729, page 380; Homeowner's Association Charter of record in Book 11031, page 79; Conveyance of Common Area of record in Book 11033, page 519; Site Plan of record in Book 9700, page 391; all of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

David L. Cleveland
Signature of Seller

Tammy J. Cleveland
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David A. Cleveland and Tammy J. Cleveland, husband and wife** , the within named bargainors, 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 therin contained.

Witness my hand, at office, this **21st** day of **May, 2001.**

ROBYN LEE MURRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires JAN. 31, 2004

Name and Address of Property Owner:

Daniel B. Sass and Faith Hildreth
6117 Tuckaleechee Lane
Antioch, Tn 37013

Property Address:

6117 Tuckaleechee Lane
Antioch, TN 37013

Person Responsible for Taxes:

SOUTHEASTERN MORTGAGE INBC
115 29th Ave South
Nashville, TN 37212

Parcel #:
181-03-A-60

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$166,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **May, 2001.**

Notary Public

My Commission Expires: 9-28-2002

MARY FRANCES RUDY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076