PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (gj) Title No: 41569
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/18/01 10:29 2pgs
Fees:13.00 Taxes:878.75
20010718-0076093

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Darryl S. TuKufu 7920 River Fork Drive Nashville, TN 37221	GMAC Mortgage Corporation P. O. Box 963 Horsham, PA 19044-0963

TAX MAP-PARCEL NUMBERS: 141-15-D-197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeff L. Sauvie, Sr. and spouse, Karen Sauvie,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Darryl S. TuKufu and wife, Myra C. Tukufu, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 197 on the Plan of "Sheffield" on the Harpeth Phase 3-D of record in Book 7900, pages 710-712, Register's Office for said County.

SAID Lot No. 197 fronts 81.50 feet on the northerly margin of River Fork Dr. and extends back 68.57 feet on the westerly line(s) and 159.73 feet on the easterly line to a dead line in the rear, measuring 122.88 feet thereon.

BEING the same property conveyed to Jeff L. Sauvie, Sr., and wife, Karen Sauvie by deed from Randall Phillips Builders, Inc., a Tennessee Corporation of record in Book 9712, page 786, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 710-712, said Register's Office, which Plan shows a 20 foot minimum building setback line from River Fork Drive, together with additional setback designations and 15 foot, 7.5 foot, 5 foot & 10 foot easement for utility and drainage along the front, easterly, westerly & rear line(s) respectively; The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 8146, page 463, Book 9313, page 806, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 7920 River Fork Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, erest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on May 30, 2000.

Jeff L. Sauvie, Sr.

Karen Sauvie

State of TN
County of Williamson

On May 30, 2000, before me the undersigned authority, personally appeared Jeff L. Sauvie, Sr. and Karen Sauvie, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/29/03

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 237,500.00

Affiant

Sworn and subscribed before me on July 01.

JOY A. LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 3-30-03