Davidson County DEEDWARR
Recvd: 09/19/01 13:39 2pgs
Fees:13.00 Taxes:584.60

20010919-0101513

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of September, 2001.

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 12/23/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Douglas M. Delheimer and Julie A. Delheimer
455 Manley Drive
Nashville, Tennessee 37220

SEND TAX BILLS TO:
Union Planters Bank, N.A.
3100 West End Avenue, # 530
Nashville, TN 37203

MAP-PARCEL NUMBERS:
Map/Parcel: 147-130-031.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick M. Shannon and Nancy G. Shannon, Husband and Wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Douglas M. Delheimer and Julie A. Delheimer, Husband and Wife** hereinafter referred to as 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, being Lot No. 1065, on the Plan of Brentwood Hall, Section 14, as of record in Plat Book 2663, page 129, Register's Office of Davidson County, Tennessee described as follows:
>
> Beginning at a point in the northeasterly margin of Cochran Drive, at the corner of Lot Nos. 1064 and 1065; thence with the line between said lots, northeasterly 145 feet to a corner of Lot No 1066; thence with the line between Lot Nos. 1065 and 1066 northeasterly 120.9 feet to the southerly margin of Manley Drive; thence with the margin of the same, southwesterly around a slight curve, 149.4 feet to the beginning of a curve; thence around said curve, southerly 40 feet to the margin of Cochran Drive; thence with the margin of the same, southeasterly 113.3 feet to the point of beginning.

Being the same property conveyed to Patrick M. Shannon and wife, Nancy G. Shannon, by Warranty Deed from James O. Ratcliffe and wife, Dorothy P. Ratcliffe, of record in Deed Book 5143, page 699, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the plan of Brentwood Hall, Section 14, of record in Plat Book 2663, page 129, Register's Office of Davidson County, Tennessee.

Restrictive Covenants contained in instruments of record in Book 8375, page 631, Register's Office of Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 455 Manley Drive, Nashville, Tennessee 37220.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 17th day of September, 2001.

Patrick M Shannon

Patrick M. Shannon

Nancy G Shannon

Nancy G. Shannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick M. Shannon and Nancy G. Shannon, Husband and Wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2001.

Notary Public

11/18/01

My Commission Expires

NOTARY PUBLIC AT LARGE

03932-BW