Box 506
S

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9340 PAGE 429

ADDRESS NEW OWNER:
James C. Evetts Jr.
200 Raintree Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 86-11-0
GROUP A
PARCEL 71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William Forrest Sandlin, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James C. Evetts Jr.,an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Certain condominium unit in Davidson County, Tennessee, being Unit No. 3, Building No. 13, Raintree Village, as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860 pages 62-64, Register's Office for Davidosn County, Tennessee, to which plan reference is made for a more complete description. Garage Unit No. 13-3 is a limited common element for the exclusive use of the occupant of said Unit.

Being the same property conveyed to William Forrest Sandlin and wife, Deborah K. Sandlin, by deed from Larry W. Ellis and wife, Leigh Anne Ellis, of record in Book 8016, page 59, Register's Office for Davidson County, Tennessee; the said Deborah K. Sandlin, also known as Deborah Kaye Sandlin, having conveyed her interest in subject property to William Forrest Sandlin, also known as William F. Sandlin, by Quitclaim Deed of record in Book 9238, page 402, Register's Office for Davidson County, Tennessee.

William Forrest Sandlin and William F. Sandlin are one and the same person.

This is improved property known as 200 Raintree Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which are not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 4860, pages 62 through 64, in said Register's Office.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through

or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master deed establishing a Horizontal Property Regime of Raintree Village, a Condominium, of record in Book 4753, page 140, as amended and modified in Book 4980, page 378, Book 5165, page 781, and in Book 5172, page 77, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 4753, page 153, as amended in Book 5122, page 878, said Register's Office.

4. Subject to provisions and requirements of the Charter of Hermitage Woods Community Services Association, of record in Book 4753, page 101, said Register's Office.
5. Subject to rights of others in and to the common areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Evetts Jr., an unmarried person, his heirs and assigns, forever; and I, William Forrest Sandlin, an unmarried person, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of May, 1994.

William F. Sandlin

William Forrest Sandlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Forrest Sandlin, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of May, 1994.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

James C Evetts Jr. 5-6-94

AFFIANT

Subscribed and sworn to before me this 6th day of May, 1994.

June E. Atkinson

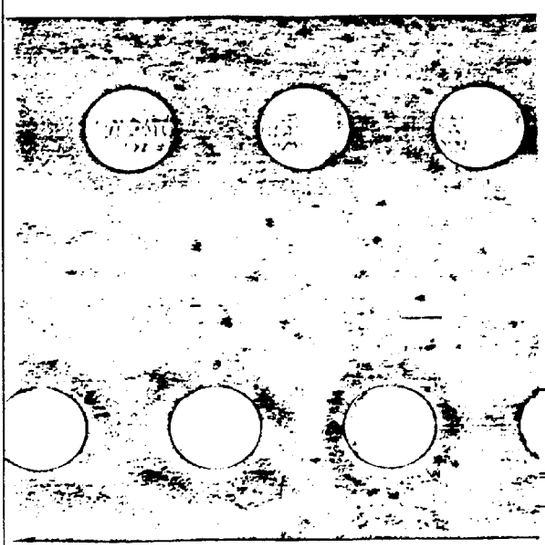
NOTARY PUBLIC

My Commission Expires: 07/27/96

94 MAY 10 PM 1:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4490 05/10 0101 03CHECK 249.50

48540
IDENTIF. → REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9340 PAGE 431

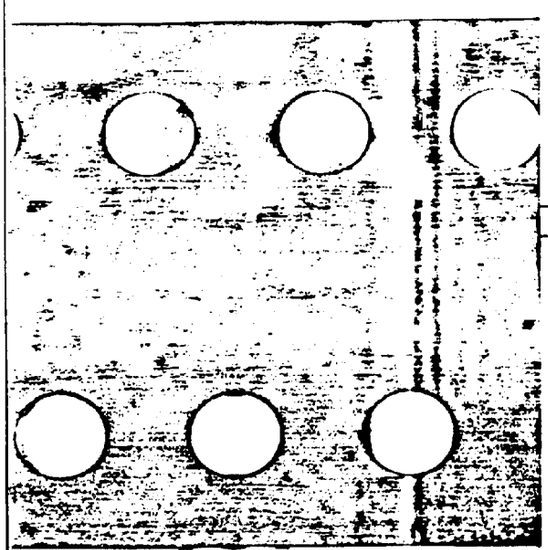
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

05/10/94 01 13:28 0001 4409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48540
IDENTIF. ↑ REFERENCE

94 MAY 10 PM 1:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789456