Box (1

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200001060001949 Page: 1 OF 2
REC'D FOR REC 01/06/2000 1:27:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $651.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 176,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5 DAY OF JANUARY 2000
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Gunter	FT Mortgage Companies	MAP 141-15-B
(NAME)	(NAME)	
7424 Rolling River Parkway	1140 Hammond Drive Suite B-2290A	PARCEL 8
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Sean C. O'Donnell and Camille C. O'Donnell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Gunter and Charlayne D. Edmonds, both unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 269 on the plan of Rolling River Estates, Phase II, as of record in Book 5200, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is heerby made.

Being the same property conveyed to Sean C. O'Donnall and wife, Camille C. O'Donnel by deed of record in Book 10511, page 577, said Register's Office

This conveyance is made subject to the matters as shown on the plan of record in Book 5200, page 7, as well as the Covenants as contained in Book 4788, page 960, book 4892, page 689, amended in book 4871, page 640 and made applicable to Phase II in Book 5214, page 933, as well as the By-Laws of record in book 4892, page 679 and made applicable to Phase II in book 5214, page 933, all in the Register's Office for Davidson County, Tennessee, as well as all zoning and codes regulations as may affect the subject property.

unimproved ( )
This is improved (X) property, known as 7424 Rolling River Parkway, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand S this 5th day of JANUARY, 2000, 19

Sean C. O'Donnell
Sean C. O'Donnell

Camille C. O'Donnell by Sean C. O'Donnell
Camille C. O'Donnell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean C. O'Donnell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 2000 XX 19.

Commission expires 5-14-03

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (their several oaths) with whom I am personally acquainted and who upon (himself) (themselves) acknowledged to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of, 19.

My commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

On this 5th day of January, 2000 XX19, personally appeared before me, Sean C. O'Donnell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Camille C. O'Donnell and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 5th day of January, 2000 XX19.

Notary Public

My commission expires: 5-14-03