PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (sk) Title No: 41378bw
Dav. Co. File: Box 8

Instr:200001060002001 Page: 1 OF 2
REC'D FOR REC 01/06/2000 2:17:22PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $543.73

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brent A. Chance, Jennifer Helton Philip W. Garrott 246 Boxmere Place Nashville, TN 37215	Suntrust Bank, Nashville, N.A. P.O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 131-06-E-246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 146,955.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret C. Lambert, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent A. Chance and Jennifer Helton, a one-half undivided interest as joint tenants with right of survivorship, and Philip W. Garrott, a one-half undivided interest,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 246 of Burton Hills-Village of Boxmere, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 6666, page 749, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Margaret C. Lambert by deed from JoAnn B. Avery, unmarried of record in Book 11094, page 530, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Subject to: Taxes for 2000 and subsequent years; Provisions of the condominium Master Deed of record in Book 6666, page 749, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and set forth restrictions assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars and subject to the Declaration of Covenants, Conditions, and Restrictions of record in Book 6325, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6678, page 536, and Book 6911, page 12, said Register's Office, which sets forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This instrument is executed on behalf of Margaret C. Lambert by Ava Michelle Lambert Herbert (f/k/a Ava Michelle Lambert) as Attorney in Fact pursuant to a Power of Attorney being recorded as Instrument No. 199912210305750, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and

incorporated herein by reference.

This is improved property, known as: 246 Boxmere Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest 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 this 23rd day of December, 1999.

Margaret C. Lambert, by:
Ava Michele Lambert Herbert, Atty-in-fact

Margaret C. Lambert, By: Ava Michelle Lambert Herbert, Atty-In-Fact

State of Tennessee
County of Davidson

On this 23rd day of December, 1999, before me the undersigned authority, personally appeared , 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.

My Commission Expires: 7-24-2001

MARY B. EDMONDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mary B. Edmondson
Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 146955.00

Affiant

Sworn and subscribed before me on the 29th day of December, 1999.

Notary Public

My Commission Expires: 5-28-2000

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN