RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38518 FILE BOX "7"

WARRANTY DEED

Instr:200001100003194 Page: 1 OF 2
REC'D FOR REC 01/10/2000 1:28:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $619.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ **167,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF **JANUARY, 2000.**

Notary Public

MY COMMISSION EXPIRES: 4/22/2002

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37205

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
SCOTT P. TURNER	**Union Planters Bank**	**104-6-K-109**
109 St. Charles Place	**National Association**	**26W 9862**
Nashville, Tennessee 37212	**P. O. Box 1785**	
	Memphis, Tennessee 38101-1785	

FOR AND IN 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 **I, SAM HUNT, JR., Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT P. TURNER**

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:

BEING Unit No. 109 as shown on the Plat of St. Charles Place Condominium of record in Book 6452, Pages 910-916, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of St. Charles Place Condominium Association, all as described in Book 6438, Page 595, as re-recorded in Book 6452, Page 864, and as amended in Book 6488, Page 833, said Register's Office.

BEING the same property conveyed to Sam Hunt, Jr., by deed from S & L Associates, a Tennessee partnership, of record in Book 6528, Page 468, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deeds for St. Charles Place Condominium Association, of record in book 6438, Page 595, as re-recorded in Book 6452, Page 864, and as amended in Book 6488, page 833, said Register's Office.

GRANTOR does hereby transfer and sell into Grantee all fixtures and appliances which might be owned by Grantor and located in the said Unit.

FURTHER, THIS CONVEYANCE IS GIVEN SUBJECT TO:

1. **2000 TAXES, WHICH HAVE BEEN PRORATED AND ADJUSTED AS OF THE DATE HEREOF.**
2. **The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.**

This is improved property, known as Unit No. 109, St. Charles Place Condominium, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said SCOTT P. TURNER, his heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said Unit and undivided interest in the fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

AND GRANTOR does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 7TH day of January, 2000.

SAM HUNT, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, A Notary Public in and for said County and State, the within named SAM HUNT, JR., 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 instrument for the purposes therein contained.

7TH WITNESS my hand and official seal at Nashville, Tennessee, this the day of January, 2000.

NOTARY PUBLIC

My Commission Expires: 4/22/2001

