WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January XX 20 00

Notary Public

MY COMMISSION EXPIRES: 11-18-01 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Instr:200001110003669 Page: 1 OF 2
REC'D FOR REC 01/11/2000 10:19:42AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1032.30

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAUREN A. DE SIMON (NAME)	CENDANT MORTGAGE (NAME)	MAP 104-5C
3515-B Richland Avenue (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 004.00CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	26W-10121

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, COREY A. PERINE AND WIFE, SARA P. PERINE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAUREN A. DE SIMON, 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 Unit No. 4, together with the apurtenant interest in the common elements of Richland Square Condominium, a horizontal property regime established by Master Deed of record in Book 7785, page 919, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being further described as Unit or Lot No. 4 in the Declaration of Covenants and Conditions and By-Laws for Richland Square of record in Book 9296, page 961, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Corey A. Perine and wife, Sara P. Perine, by Deed from Kristi L. Ehrhart (now McCormick), unmarried, of record in Book 11080, Page 13, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all provisions set out in the Master Deed and By-Laws in Book 7785, page 919 and Declaration of Covenants in Book 9296, page 961, said Register's Office, and any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3515-B Richland Avenue, Nashville, TN 37205
(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 7th day of January XX 20 00

COREY A. PERINE

BY: Attorney in Fact
SARA P. PERINE

SARA P. PERINE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

THIS instrument is being executed in behalf of COREY A. PERINE pursuant to a Power of Attorney executed by same on the 7 day of January, 2000, and being filed for record simultaneously herewith.

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 SARA P. PERINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE TENN WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of January, 2000, before me personally appeared SARA P. PERINE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of COREY A. PERINE and acknowledged that she executed the same as the free act and deed of said COREY A. PERINE.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE TENN WILLIAMSON COUNTY