Instr:200001130004784 Page: 1 OF 2
REC'D FOR REC 01/13/2000 2:01:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $740.00

THIS INSTRUMENT PREPARED BY: George E. Mudter, Jr., Esq. 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 16955	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this 12th day of January, 2000. My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
SHELLY JAN CANNADY	SUNTRUST BANK, NASHVILLE, N.	MAP 104-13-I
402-B Bowling Avenue	P.O. Box 305110	PARCEL 2.00CO
Nashville, Tennessee 37205	Nashville, Tennessee 37230-5	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, K & K INVESTMENTS,*("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SHELLY JAN CANNADY**("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 402-B Bowling Avenue Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2000.

*A Tennessee General Partnership ** Unmarried

K & K INVESTMENTS

By: _____
KEITH PERRYMAN, PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH PERRYMAN, 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 PARTNER of K & K INVESTMENTS, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of January, 2000.

My Commission Expires: _____

_____
Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 402-B, together with the appurtenant interest in the common elements of Valley Oak, a horizontal property regime established by Master Deed, of record in Book 11653, page 570, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision Lot Nos. 2,3,4, and 7 Bellwood of record in Plat Book 9700, page 646, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to K & K Investments by deed from Perryman Construction Co., Inc. of record in Book 11643, Page 728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 11653, page 570; and (3) All matters appearing on the Plan of record in Plat Book 9700, page 646, said Register's Office.