This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Instr:200001210007216 Page: 1 OF 2
REC'D FOR REC 01/21/2000 12:50:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $758.13

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Susanne Garland 122 40th Avenue North Nashville, Tennessee 37209	Pioneer Mortgage, Inc. 225 Noah Drive, Suite 360 Franklin, Tennessee 37064	104-01-278

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $204,900.00.

Susanne L. Garland
AFFIANT

Sworn to and subscribed before me
this 20 day of January, 2000.

DOUGLAS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 2/23/02

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, KENNETH W. ENGELHART, JR. and wife, MELISSA DAWN ENGELHART, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SUSANNE GARLAND, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Part-West Grove Subdivision, as of record in Plat Book 421, page 87, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kenneth W. Engelhart, Jr. and wife, Melissa Dawn Engelhart, by Warranty Deed from Andrew S. Wendell and wife, Dorothy C. Wendell, of record in Book 10355, page 510, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2000 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 104-01-278.

2. All matters appearing on the Plan of Part-West Grove Subdivision of record in Plat Book 421, page 87, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 122 40th Avenue North, Nashville, Tennessee 37209.

WITNESS my hand this 20th day of January, 2000 in Franklin, Tennessee.

Kenneth W. Engelhart, Jr.
KENNETH W. ENGELHART, JR.

Melissa Dawn Engelhart
MELISSA DAWN ENGELHART

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Kenneth W. Engelhart, Jr. and wife, Melissa Dawn Engelhart, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20 day of January, 2000, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/25/02