STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200001260008525 Page: 1 OF 2
REC'D FOR REC 01/26/2000 11:00:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.90

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00.

Laura Diane Irwin
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of January, 2000.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires: 9-11-2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Laura D. Irwin
21 Vaughns Gap Road #14
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 129-15-0-A-21.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wynelle R. Sanders and husband, James J. Sanders** hereinafter referred to as Grantor, hereby transfers and conveys to **Laura D. Irwin, an unmarried woman,** hereinafter referred to as Grantee, his 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. 14 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1, of the Master Deed. Reference is hereby made for to the plat of Belle Meade Highlands Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Wynelle R. Sanders and husband, James J. Sanders by deed from Ronald D. Hill, a married person by instrument of record in Book 11388, page 819, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 2000, and subsequent years, a lien not yet due and payable.

Easement for Sanitary Sewer of record in Book 4816, page 427, and Book 4881, page 710, said Register's Office.

Homeowner's Association Charter of record in Book 7102, page 223, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 7102, page 223, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 21 Vaughns Gap Road #14, Nashville, Tennessee 37205.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 21st day of January, 2000.

by L. K. Howard attorney in fact
W. R. Sanders
Wynelle R. Sanders

by L. K. Howard attorney in fact
J. J. Sanders Jr.
James J. Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lana Howard, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Wynelle R. Sanders and James J. Sanders, and is authorized by Wynelle R. Sanders and James J. Sanders to execute this instrument on behalf of Wynelle R. Sanders and James J. Sanders.

Witness my hand and official seal this 21st day of January, 2000.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

9-11-2001
My Commission Expires