Instr:200001280009395 Page: 1 OF 2
REC'D FOR REC 01/28/2000 3:43:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $205.35

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $55,500.00. Julie A. Dowd **Affiant** Subscribed and sworn to before me, this 28th day of January, 2000. Notary Public My Commission Expires: 10/25/2003

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Julie A. Dowd 1256 Massman Dr. Nashville, TN 37217	SouthTrust Mortgage Corp. 210 Wildwood Parkway Birmingham, AL 35209	107-14-0-A 40.00 CO 02DA 69119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK G. ROBBINS, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JULIE A. DOWD, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, page 50, Register's Office for Davidson County, Tennessee, the part hereby described as being Unit No. 40 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mark G. Robbins, married, by deed from William P. Dutton, married, of record in Book 11757, page 194, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, page 50, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws of record in Book 6326, page 790, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 1256 Massman Drive, Nashville, TN 37217.

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, her heirs and assigns, forever; and I 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 further covenant and bind myself, my 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 person whomsoever.

WITNESS my hand this 28th day of January, 2000.

Mark G. Robbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK G. ROBBINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2000.

Notary Public

My Commission Expires: 10/25/2003

126224.1