BOX 7

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 41441
Dav. Co. File: Box 8

Instr:200002010010480 Page: 1 OF 2
REC'D FOR REC 02/01/2000 2:31:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1091.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sharon Noerper 6314 Chickering Woods Drive Nashville, TN 37215	Suntrust Bank, Nashville, N.A. P. O. Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 158-9-A-7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 295,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paula K. Southwood, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sharon Noerper,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4-A of Chickering Woods, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit D to the Master Deed of record in Book 6250, page 380, and in Book 6521, page 647 as amended in Book 6912, page 132, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in general and limited common elements of the Condominium.

BEING the same property conveyed to John E. Southwood, unmarried by deed from The Zeitlin Group, a Joint Venture Composed of Martin Construction Company and Jeffrey Construction Company of record in Book 7274, page 141, Register's Office for said County. John E. Southwood subsequently conveyed all of his interest in subject property to John E. Southwood and wife, Paula K. Southwood by Quitclaim Deed of Record in Book 7911, page 171, said Register's Office. By Quitclaim Deed of Record in Book 11604, page 851, said Register's Office John E. Southwood conveyed all of his interest in subject property to Paula K. Southwood.

John E. Southwood, spouse of Paula K. Southwood, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, page 380 and further set out as Exhibit "D" to the Master Deed and By-laws of record in Book 6521, page 647 and in Book 6921, page 132, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.; The provisions of the condominium Master Deed of record in Book 6521, page 647, Book 6912, page 132, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Easement and Agreement contained in Instrument of Record in book 6525, page 623, said Register's Office; Agreement for License for Private Utility Occupancy of State Highway Right-of-Way by Individuals or Businesses of record in Book 6627, page 262, said Register's Office.

This is improved property, known as: 6314 Chickering Woods Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of January, 2000.

Paula K. Southwood **John E. Southwood**

State of Tennessee
County of Davidson

On this 27th day of January, 2000, before me the undersigned authority, personally appeared **Paula K. Southwood and John E. Southwood** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

ALEX WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 295,000.00

Affiant

Sworn and subscribed before me on the 27th day of January, 2000.

Notary Public

ALEX J. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/28/2002