Prepared by:
Charles E. Reed
Attorney at Law
7065 Moore's Lane, Suite 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Instr:200002020010847 Page: 1 OF 2
REC'D FOR REC 02/02/2000 11:44:51AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $571.65

The actual consideration or value, whichever is greater, for this transfer is $154,500.00

Keith E. Bordeaux
Affiant

Subscribed and sworn to before me this 28TH day of January, 2000.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public
My commission expires: 03/18/02

K-UP

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith E. Bordeaux 1210 Paris Avenue Nashville TN 37212	Bank of America P.O. Box 26388 Richmond, VA 23260-6388	118-01-70.00

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, David S. Thomas and wife Connie N. Thomas, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Keith E. Bordeaux, a single person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot. No. 43 on the Plan of Victoria Place, of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David S. Thomas and wife, Connie N. Thomas by Warranty Deed from James Withers, of record in Book 10890, page 281, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) All matters appearing on plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee 2) Year 2000 taxes, a lien not yet due and payable.

This property is improved property known as 1210 Paris Avenue, Nashville, Tennessee 37212.

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. Grantors covenant with Grantee that Grantors are lawfully seized 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. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 28th day of January, 2000.

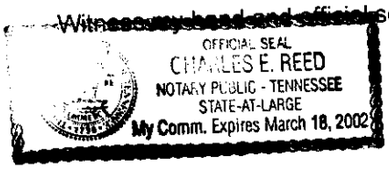
David S. Thomas

Connie N. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David S. Thomas and Connie N. Thomas, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2000.



Notary Public

My Commission expires: 03/18/02