00-1-20-Q FILE BOX 19B

WARRANTY DEED

Instr:200002020010857 Page: 1 OF 2
REC'D FOR REC 02/02/2000 12:31:01PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $379.99

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 102,700.00
Melissa Baker Finn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA BAKER FINN (NAME)	AMSOUTH BANK (NAME)	MAP 062-02-0-A
2727 Riverbend Drive (ADDRESS)	20050 Parkway Office Circle (ADDRESS)	PARCEL 011CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	F.B.#: 03DX-00138

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TOD MINNICH AND WIFE, FELISHA MINNICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELISSA BAKER FINN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 75B on the Plan of River Trace Estates, Phase I, Section I, a Planned Unit Development, of record in Plat Book 6250, Pages 995-997, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Tod Minnich and wife, Felisha Minnich, by Deed from Bruce Erwin Lemay and wife, Linda J. Lemay, of record in Book 9812, Page 438, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Tod Minnich pursuant to a Power of Attorney executed by same on the 28th day of January, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 2727 Riverbend Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 31st day of January 2000

TOD ~~MINNICH~~
BY: Tod Minnich by Felisha Minnich
FELISHA MINNICH, ATTORNEY-IN-FACT

Felisha Minnich
~~FELISHA~~ MINNICH

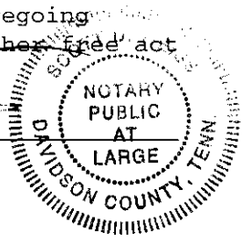
DCTN01WC

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 31st day of January, 2000, before me personally appeared FELISHA MINNICH, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal.

My Commission Expires: 5/28/03

Notary Public



STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 31st day of January, 2000, before me personally appeared FELISHA MINNICH, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of TOD MINNICH, and acknowledged that she executed the same as the free act and deed of the said TOD MINNICH.

My Commission Expires: 5/28/03

Notary Public

