PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41462bw
Dav. Co. File: Box 8

Instr:200002030011534 Page: 1 OF 2
REC'D FOR REC 02/03/2000 2:27:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.60

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Michele Hammond 5025 Hillsboro Road, Unit 23-D Nashville, TN 37215	Suntrust Bank, Nashville, N.A. P.O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 131-1-D-204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 78,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Evelyn S. Springer, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Michele Hammond,** 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 204, also known as Unit 23-D of Georgetown Apartment Condominium, a horizontal property regime pursuant to the Tennessee Horizonatal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 4, Register's Office for sadi County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyeed to Evelyn Wilson Smith, unmarried by Installment Deed from Kathryn L. Ezell, unmarried of record in Book 5954, page 352, Register's Office for Davidson County, Tennessee. The said Evelyn Wilson Smith has since been married and is now known as Evelyn S. Springer.

Randy Joseph Springer, spouse of Evelyn S. Springer, joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, page 4, said Register's Office, which Plan shows minimum building setback 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 5211, page 325, Book 5616, page 133, and Book 6079, page 516, 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; Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7873, page 859, said Register's Office.

This is improved property, known as: 5025 Hillsboro Road, Unit 23-D 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 26th day of January, 2000.

Evelyn S. Springer

Randy Joseph Springer

State of Tennessee
County of Williamson

On this 26th day of January, 2000, before me the undersigned authority, personally appeared **Evelyn S. Springer and Randy Joseph Springer**, 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: SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 78,000.00

J. Michelle Hammond
Affiant

Sworn and subscribed before me on the 28th day of January, 2000.

Notary Public

My Commission Expires: _____