Instr:200002070012465 Page: 1 OF 2
REC'D FOR REC 02/07/2000 1:49:51PM
RECORD FEE: $10.95
M. TAX: $0.00 T. TAX: $654.90

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 16914	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $177,000.00 Constance B. Forehand Affiant Subscribed and sworn to before me this 3rd day of February, 2000. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Ms. Constance B. Forehand	FIRST REPUBLIC MORTGAGE CORP	Map 104-10-C
336 Elmington Avenue	3212 West End Ave., Ste. 500	Parcel 14.00 CO
Nashville, Tennessee 37205	Nashville, Tennessee 37203	FB #07DA 71600

My Commission Expires SEPT. 23, 2000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES E. GUFFEE, JR. AND WIFE, ANN ELISE GUFFEE, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CONSTANCE B. FOREHAND, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 336 Elmington Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2000.

JAMES E. GUFFEE, JR.

ANN ELISE GUFFEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. GUFFEE, JR. AND ANN ELISE GUFFEE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2000.

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit F-14 on the Plan of 2nd Revised Plan of Elmington Condominium of record in Plat Book 4660, page 60, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, said Register's Office.

Being the same property conveyed to James E. Guffee, Jr. and wife, Ann Elise Guffee, by quitclaim deed from Gregory S. Perrone of record in Book 9734, page 362, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265; (2) By-Laws of record in Book 4486, page 553, amended in Book 4963, page 263, Book 5362, page 258, and Book 5516, page 302; (3) Agreement of record in Book 4728, page 411; (4) Charter of record in Book 4790, page 686; and (5) All matters appearing on the Plan of record in Plat Book 4660, page 60, said Register's Office.