WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

James H Hall II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 00

Shannon Philbin
Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Instr:200002080012891 Page: 1 OF 2
REC'D FOR REC 02/08/2000 11:17:07AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $316.35

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. HALL, II	North American Mortgage Company	MAP 104-8G
(NAME)	(NAME)	
1711 8th Avenue South, #D-3	1301 Hudson Lane	PARCEL 025.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Monroe, LA 71201	22W-22786
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, CATHERINE C. PHELAN AND WESLEY REED VAN HOOSEAR, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. HALL, II

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 Unit No. D-3 of Arlington Court Condominiums, as of record in Book 6806, page 65, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Catherine C. Phelan and Wesley Reed Van Hoosear, both unmarried as joint tenants with the right of survivorship and not as tenants in common, by Deed from Frederick N. Kewley and wife, Catherine M. Kewley, of record in Book 9862, Page 137, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the Master Deed and By-Laws of record in Book 6806, Page 22, and Book 6806, page 50, 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 Catherine C. Phelan and Wesley Reed Van Hoosear pursuant to a Power of Attorney executed by same on the 26th day of January, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1711 18th Avenue South #D-3, Nashville, TN 37212
(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 19 00

Catherine C. Phelan
CATHERINE C. PHELAN

BY: Gerald H. Langley, atty-in-fact
GERALD H. LANGLEY, ATTORNEY IN FACT

Wesley Reed Van Hoosear
WESLEY REED VAN HOOSEAR

BY: Gerald H. Langley, atty-in-fact
GERALD H. LANGLEY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of January, 2000, before me personally appeared GERALD H. LANGLEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CATHERINE C. PHELAN AND WESLEY REED VAN HOOSEAR and acknowledged that he executed the same as the free act and deed of said CATHERINE C. PHELAN AND WESLEY REED VAN HOOSEAR.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 5/27/01