File Box 9B
First Title & Escrow
File # 17001

Instr:200002150015272 Page: 1 OF 3
REC'D FOR REC 02/15/2000 2:10:32PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1507.34

Prepared by and mail to: A. Harrison Johnson, Jr.
Attorney at Law
213 Fifth Avenue, North
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: **	MAP-PARCEL NUMBERS
William K. Downey	~~SAME~~	Map 117-11-G, Par. 6
(NAME)	(NAME)	
204 Channelkirk Lane	~~SAME~~ **SunTrust Bank	
STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	P.O. Box 305110, Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $407,390.00.

Subscribed and sworn to before me, this the 10th day of February, 2000.

Beth A. Downey
Affiant

My Commission Expires: 11/29/03

(Affix Seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which from **William K. Downey and wife, Beth A. Downey** (the "Grantees" herein) is hereby acknowledged, the undersigned **DUDLEY WARNER PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantor" herein), has this day bargained and sold, and does hereby transfer and convey unto the said **William K. Downey and wife, Beth A. Downey** (the "Grantees" herein) and to their heirs, administrators, successors and assigns, all of its right, title and interest in and to the following real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) No(s). **6** on the Plan of **Oxton Hill**, as of record in Plat Book **8250**, page **611**, as re-recorded in Book **8250**, page **781**, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Dudley W. Warner by deeds from:

(1) Betty Marshall (Speir) Porter (as devisee under the Will of Elizabeth March Marshall), of record in Book 9634, page 509, Register's Office for Davidson County, Tennessee;

(2) Margaret Elizabeth Turner and Catherine Marshall Wood (as devisees under the Will of Elizabeth March Marshall), of record in Book 9634, page 512, Register's Office for Davidson County, Tennessee; and

(3) John Gilbert Marshall (as devisee under the Will of Elizabeth March Marshall), of record in Book 9634, page 515, Register's Office for Davidson County, Tennessee.

Dudley W. Warner having conveyed his interest in said property to Dudley Warner Properties, LLC, a Tennessee limited liability company by quitclaim deed recorded immediately prior hereto.

Said Lot 6 is improved property, known as No. 204 Channelkirk Lane, Nashville, TN 37215.

Further, this conveyance is subject to:

1. 2000 taxes, which have been prorated and assumed by Grantee.

2. Matters shown on any Plans or Plats of record, including that of record in Book 547, page 156, and Book 8250, page 781, said Register's Office.

3. All liens, charges, special assessments, encumbrances, easements, rights of others, encroachments and the like contained in Declarations, as amended, as they may be of record, including Book 10154, page 375, as amended and restated in Book 10562, page 950, and as re-recorded in Book 10570, page 279, said Register's Office.

4. Stormwater detention agreement of record in Book 9921, page 746, said Register's Office.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said **William K. Downey and wife, Beth A. Downey** (the "Grantees" herein) and to their heirs, administrators, successors and assigns, forever.

And the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs,

administrators, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. The terms and conditions hereof shall inure to the benefit of and bind the heirs, administrators, successors and assigns of the parties hereto.

Witness our hand this 10th day of February, 2000.

DUDLEY WARNER PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Dudley Warner, its Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Dudley Warner, with whom I am personally acquainted (or proved to me on satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of DUDLEY WARNER PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal at Nashville, Tennessee, this 10th day of February, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/29/03.