This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Instr:200002170015780 Page: 1 OF 2
REC'D FOR REC 02/17/2000 8:53:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $194.25

ADDRESS NEW OWNER:
Stella B. Allen
370 Wallace Road, Unit F-13
Nashville, Tennessee 37211

SEND TAX BILL TO:
OWNER

MORTGAGEE:
Homegold, Inc.
P.O. Box 448
Greenville, SC 29602

MAP **147-3**
GROUP **B**
PARCEL **4.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frances E. Beasley, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Stella B. Allen and Carol A. Poteete, both single persons**, 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. F-13, on the Plan of Southern Hills Condominium, established by a Master Deed of record in Book 6594, page 502, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Frances E. Beasley, unmarried by deed from Freemand Webb Developers, Inc. of record in Book 6608, page 650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 370 Wallace Road, Unit F-13, Nashville, Tennessee 37211.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 my hand this the 15th day of February, 2000.

Frances E. Beasley

Frances E. Beasley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frances E. Beasley, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 2000.

Ann F. Curtis
NOTARY PUBLIC

My Commission Expires: 11/28/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $52,500.00.

X Stella B. Allen

AFFIANT

Subscribed and sworn to before me on this 15th day of February, 2000.

Ann F. Curtis
NOTARY PUBLIC

My Commission Expires: 11/28/2001