Instr:20000228001886O Page: 1 OF 2
REC'D FOR REC 02/28/2000 9:43:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1387.50

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Susan Elaine Dudley 121 Wentworth Avenue Nashville, Tennessee 37215	SAME	Map and Parcel 116-16-B-11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

x Susan Elaine Dudley
AFFIANT

Sworn to and subscribed before me
this 25th day of February, 2000.

NOTARY PUBLIC

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN My Commission Expires April 22, 2001

My Commission Expires: 4/22/2001

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WILLIAM M. WARFIELD and wife, JANET B. WARFIELD, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SUSAN ELAINE DUDLEY, unmarried, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Second Revision of the Iroquois of Nashville of record in Plat Book 6900, pages 61 and 62, Register's Office for said County.

Said Lot No. 11 fronts 81.00 feet on the westerly margin of Wentworth Avenue and extends back 97.23 feet on the northerly line and 78.59 feet on the southerly line to a dead line in the rear, measuring 96.17 feet thereon.

Being the same property conveyed to William M. Warfield and spouse, Janet B. Warfield by warranty deed from Mark S. Beveridge and spouse, Nancy G. Beveridge, of record in Book 10289, page 687, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2000 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 116-16-B-11.

2. All matters appearing on the Plan of the Second Revision, The Iroquois of Nashville, of record in Plat Book 6900, pages 61 and 62, Register's Office for Davidson County, Tennessee.

3. Restrictions and covenants contained in instruments of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732 and Book 7523, page 828, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 121 Wentworth Avenue, Nashville, Tennessee 37215.

WITNESS our hands this 25th day of February, 2000 in Nashville, Tennessee.

William M. Warfield

Janet B. Warfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, William M. Warfield and wife, Janet B. Warfield, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25th day of February, 2000, in Nashville, Tennessee.

Notary Public

My Commission Expires: 4/22/2001

BRENDA PARKS HALL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
My Commission Expires April 22, 2001