Instr:200002280019062 Page: 1 OF 2
REC'D FOR REC 02/28/2000 12:45:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00
Kristi L. Hoilman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 20 00
Notary Public
MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi L. Hoilman (NAME)	Right Mortgage Company (NAME)	MAP 96 16-0-A
302 Lakebrink Drive (ADDRESS)	106B West Hills Drive (ADDRESS)	PARCEL 27 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Jerry Thomas Sanders, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristi L. Hoilman, unmarried

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:

BEING Lot No. 18, on the Plan of Section 1, Phase One - "B", Larchwood, Planned Unit Development, of record in Book 6200, Page 171, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jerry Thomas Sanders, Jr., unmarried by deed from Larchwood Homes Associates, a Tennessee Joint Venture, of record in Book 6573, Page 283, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6299, Page 152; Book 6301, Page 82; Book 6391, Page 449; Book 7434, Page 620; Book 8032, Page 432; Book 5793, Page 797; and Book 7792, Page 540, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 6301, Page 96; Book 6391, Page 459; and Book 6299, Page 166, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

Power of attorney being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 302 Lakebrink Drive, Nashville, TN 37214
(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 my hand this 25th day of February, 20 00

Jerry Thomas Sanders by
Jerry Thomas Sanders, Jr.
By Jimmy F. Hale Atty-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 _____ 20_____ .

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jimmy F. Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jerry Thomas Sanders, Jr. as his Attorney in Fact as the free act and deed of the within named Jerry Thomas Sanders, Jr..
Witness my hand and official seal at Nashville, Tennessee the 25th day of February 2000.

My Commission Expires: 3/29/03

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY