OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 3103145

Instr:200003010020135 Page: 1 OF 2
REC'D FOR REC 03/01/2000 2:17:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1221.00

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 1st DAY OF MARCH A.D. 2000.

NOTARY PUBLIC

My Commission expires: 10-25-2003

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
M.G.Gaston,Jr.,Trustee (NAME)	New Owner At Same Address (NAME)	116-4-A-001
c/o 219 Lynwood Bv. (ADDRESS)	(ADDRESS)	7DA-91984
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

PICK-UP

For and in Consideration of the sum of $ 330,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Brian J. Roche and wife, Marsha L. Roche

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto Marbut Glenn Gaston, Jr., Trustee, with full powers to mortgage, sell, encumber, restrict and/or convey in any manner whatsoever he deeds without the requirement of the joinder of any trustor or beneficiary of said hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON Trust County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Unit No. 1** on the plan of **Clayton Place Condominiums** as setforth in and established by the **Master Deed** as of record at **Book 6955, page 27**, Register's Office for said County, and shown on a plan as "Exhibit B" to said Master Deed, and to which reference is hereby made to said Master Deed and plat and the same incorporated herein for a complete description of said Unit, together with all fixtures, appliances, wall coverings, floor coverings or carpets, and/or other improvements therein, and the undivided interest in the General Common Elements and the Limited Common Elements appurtenant thereto, all herein referred to as the "Property".

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 11016, page 572*** , in said Register's Office, and the above description is the same as appears therein. *a re-record of Book 10904, page 129

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed, and the Exhibits and By-Laws thereto, as of record at Book 6955, page 27 and the Charter for the Clayton Place Homeonwers' Association as of record at Book 6968, page 66, all said Register's Office.

Grantor further acknowledges that while the property is a part of an established 'horizontal property regime' [condominium], subject to said Master Deed and the Exhibits thereto and said Charter, there has been no formal activity of the same since they have owned this property. There has been no demand made or payment required for usual homeowners' association dues; no demand made or performance required in the activity of any General or Limited Common Elements (other than the sole activity of the respective unit owners for their respective unit); no meetings called or conducted of the homeowners' association; and no otherwise collective activity between the two units of this condominium regime whatsoever.

unimproved ( )
This is improved (X) property, known as 3900 Woodlawn Dr., Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 1st day of MARCH, XX 2000.

Brian J. Roche

Marsha L. Roche

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brian J. Roche and wife, Marsha L. Roche, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of March, XX2000.

My Commission expires:
10-25-2003

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public