THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00

Shannon L. Meldon
Affiant

Subscribed and sworn to before me, this 29th day of February, 2000

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Instr:200003060021876 Page: 1 OF 2
REC'D FOR REC 03/06/2000 11:52:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $388.50

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SHANNON L. MELDON 2120 Acklen Avenue #2 Nashville, Tennessee 37212	CTX MORTGAGE COMPANY 801 94th Avenue, North St. Petersburg, Florida 33702	MAP 104-11-0-J PARCEL 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100---------- ($ 105,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, KYLE LEHNING AND VICKI LEHNING, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHANNON L. MELDON, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit Number 2 of Peabody Place Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 6323, page 147, Register's Office for Davidson County, Tennessee, the plat of which is attached thereto of record in Book 6323, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kyle Lehning and wife, Vicki Lehning, by deed from Mark D. Richards and wife, Elaine J. Richards, of record in Book 10280, page 76, Register's Office for Davidson County, Tennessee; the said Kyle Lehning and Vicki Lehning having since divorced.

This is improved property known as 2120 Acklen Avenue #2, Nashville, Tennessee 37212

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

GRANTOR s 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. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Peabody Place Condominium Apartments of record in Book 6323, page 188, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of February, 2000.

KYLE LEHNING

VICKI LEHNING

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 KYLE LEHNING AND VICKI LEHNING, BOTH UNMARRIED, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of February, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath 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 this _____ day of _____.

My Commission Expires: _____

Notary Public