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

Box 60

ADDRESS NEW OWNER:
Larry N. Cole, Sr.
4012 Enchanted Way
Nashville, Tennessee 37218

SEND TAX BILL TO:
Owner

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

MAP **105-6**
GROUP
PARCEL **161.00**

Instr:200003090024319 Page: 1 OF 2
REC'D FOR REC 03/09/2000 11:03:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $236.80

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, **Bill D. Saunders and wife, Linda A. Saunders** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Larry N. Cole, Sr. and wife, Deborah A. Cole**, 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 the west 45 feet of Lot No. 16 on the Map of Highland Garden Plan of Lots, of record in Book 57, page 118, Register's Office, Davidson County, Tennessee, and described as follows:

Said part of Lot No. 16 fronts 45 feet on the northerly side of Lynwood Street or Avenue and runs back between lines 135 feet 7 inches, more or less to the south margin of an alley, measuring 45 feet thereon.

Being the same property conveyed to Bill D. Saunders and wife, Linda A. Saunders by Quitclaim Deed from Herbert L. Buchanan, Jr., Trustee, of record in Book 9444, page 609, 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 760 Lynwood Avenue, Nashville, Tennessee 37203.

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, GRANTORS do covenant with the said "GRANTEES" 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, unless otherwise herein set out; 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 "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 our hands this the 6th day of March, 2000.

Bill D. Saunders

Linda A. Saunders

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bill D. Saunders and wife, Linda A. Saunders**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of March, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $64,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of March, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000