WARRANTY DEED

Instr:200003130025404 Page: 1 OF 2
REC'D FOR REC 03/13/2000 10:17:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $928.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2000

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIE A. FLATT (NAME)	JEFFERSON HERITAGE MORTGAGE (NAME)	128-3-B-31CO
712 BRIKSBERRY COURT (ADDRESS)	15435 CLAYTON RD., P.O. BOX 17 (ADDRESS)	
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	BALLWIN, MO 63022-0017 (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, BARRY CONSTRUCTION CO., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIE A. FLATT * AND STEVEN T. BIRON, A SINGLE PERSON, **AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**

*** , A SINGLE PERSON**

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 31, on the Final Plat of SECTION TWO, WILLIAMSPORT SUBDIVISION, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, page 705, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to BARRY CONSTRUCTION CO., A TENNESSEE CORPORATION, by Quitclaim Deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Book 7369, page 247, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of SECTION TWO, WILLIAMSPORT SUBDIVISION, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9144, page 703 and Charter of record in Book 9144, page 697; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated March 07, 2000, made by: LESLIE FLOWERS; License No. 1659

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 712 BRIKSBERRY COURT, NASHVILLE, TN 37221
(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 10th day of March, 19 00

BARRY CONSTRUCTION CO., A TENNESSEE CORPORATION
By:
TODD P. ZEITLIN, VICE PRESIDENT

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 _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared TODD P. ZEITLIN

and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the VICE PRESIDENT

and _____ respectively of the BARRY CONSTRUCTION CO.

the within named bargainor, and corporation, and that he as such VICE PRESIDENT

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 TODD P. ZEITLIN.

as such VICE PRESIDENT, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 10th day of March 1900 .

My commission expires May 27, 2001

I. DYKE TATUM
Notary Public

*** **CONTINUATION**

JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203