NAME/ADDRESS OF OWNER:
GEORGE AND SUSAN BREDENSTEINER
108 Groome Drive
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:
SANDRA Y. TRAIL, ATTORNEY
107 North Maple Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Map and Parcel: 129-15A-147

Instr:200003150026536 Page: 1 OF 3
REC'D FOR REC 03/15/2000 10:39:41AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $218.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the undersigned, KATHLEEN M. INGLESON, an unmarried woman, and JOHN B. INGLESON, a married man, do hereby transfer and convey unto GEORGE BREDENSTEINER and wife, SUSAN BREDENSTEINER, their heirs and assigns, forever, that certain tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 147 of Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominiums, of record in Book 7091, page 302, Register's Office for said County, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Units.
>
> Being the same property conveyed to Kathleen M. Ingleson, an unmarried woman, and John B. Ingleson, a married man, by Warranty Deed from Melissa M. Stevens, unmarried, of record in Book 10456, page 668, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to any and all restrictive covenants, easements and set back lines, etc. applicable to said property, all of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same and that it is unencumbered except by lien of the 2000 real property taxes, which are being prorated between the parties hereto with the Grantors paying to the Grantees their

proportionate share and the Grantees assuming and agreeing to pay the same in full when due.

The undersigned further covenant and bind themselves, their heirs and representatives, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

JANET E. STEVENS, wife of John B. Ingleson, hereby joins in the execution of this instrument for the purposes herein contained and for the purpose of relinquishing any and all marital rights which she may have to said property.

WITNESS OUR HANDS, this the 10th day of March, 2000.

Kathleen M Ingleson
KATHLEEN M INGLESON

JOHN B. INGLESON

Janet E. Stevens by
JANET E. STEVENS
By: JOHN B. INGLESON,
ATTORNEY-IN-FACT

STATE OF TENNESSEE)
ss:
COUNTY OF DAVIDSON)

On this 10th day of March, 2000, before me personally appeared, Kathleen M. Ingleson, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville Tennessee.

Judy Martin
NOTARY PUBLIC

My Commission Expires: 7/2/2002

STATE OF TENNESSEE)
ss:
COUNTY OF DAVIDSON)

On this 10th day of March, 2000, before me personally appeared, John B. Ingleson, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville Tennessee.

Judy Martin
NOTARY PUBLIC

My Commission Expires: 7/2/2002

STATE OF TENNESSEE)
ss:
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said county and state, the within named John B. Ingleson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing (Warranty Deed) instrument for the purposes therein contained; and the said John B. Ingleson, to me known to be the person who executed the foregoing instrument on behalf of Janet E. Stevens, acknowledged that he executed the same as the free act and deed of said Janet E. Stevens and for the purposes therein contained by virtue of a power of attorney duly executed by the said Janet E. Stevens and appearing of record in Book 10451, Page 146, Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee.

Judy Martin
NOTARY PUBLIC

My Commission Expires: 7/2/2002

STATE OF TENNESSEE)
ss:
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $59,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janice L. Rudinsteine
AFFIANT

Sworn to and subscribed before me, this the 10th day of March, 2000.

Judy Martin
NOTARY PUBLIC

My Commission Expires: 7/2/2002