Instr:200003160026986 Page: 1 OF 2
REC'D FOR REC 03/16/2000 11:15:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $259.00

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$70,000.00
Lacy K Clifton
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF March, 2000.
Susan Hanley Sun
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacy K. Clifton 218 Hickory Hill Court Nashville, TN 37214	FIRST HORIZON PO BOX 146 MEMPHIS, TN 38101	Map 96-07-A Parcel 3.00 CO

For and in 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,

Nathan D. Townsend, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lacy K. Clifton, unmarried

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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7, UNIT NO. 2, ON THE PLAN OF BIANCA SQUARE CONDOMINIUMS, UNITS 1 THROUGH 28, OF RECORD IN BOOK 5800, PAGE 101, AS AMENDED IN BOOK 5200, PAGE 661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY TO NATHAN D. TOWNSEND, UNMARRIED BY DEED FROM MICHAEL S. HUTCHINS, BY AND THROUGH FRAN HAWORTH, ATTORNEY IN FACT, AND WIFE, CINDY C. HUTCHINS, BY AND THROUGH FRAN HAWORTH, ATTORNEY IN FACT, DATED DECEMBER 31, 1996, AND OF RECORD IN BOOK 10312, PAGE 857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5800, Page 101, as amended in Book 5200, Page 661, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6162, Page 195, and amended in Book 6165, Page 566, Register's Office for Davidson County, Tennessee.
4) Property is subject to Master Deed establishing a Horizontal Property Regime of Bianca Square Condominiums of record in Book 5800, Page 101, as amended in book 5200, Page 661, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 218 Hickory Hill Court, Nashville, TN 37214
(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(s) this 10th day of March, 2000.

Nathan D. Townsend

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nathan D. Townsend, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2000.

Susan Hensley Ann
NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076