WARRANTY DEED

Instr:200003220029041 Page: 1 OF 2
REC'D FOR REC 03/22/2000 10:42:07AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1591.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00

Donna H. Seaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 00

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 20
(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
JENNIFER K. MENZIE (NAME)	SAME (NAME)	131-6-F-3CO
6 ABBEYWOOD COURT (ADDRESS)	(ADDRESS)	07DA-92651
NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	(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, EDWARD W. KARRELS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER K. MENZIE AND HUSBAND, CRAIG W. MENZIE

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. 3, on the Plan of BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, of record in Book 6900, page 223, amended in Book 7255, page 531, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to EDWARD W. KARRELS, by deed from Charles McKay and wife, Sandra McKay, of record in Book 9477, page 202 and by Quitclaim Deed from Marjorie C. Karrels, of record in Book 9541, page 810, 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 BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, as said areas are set forth and defined in Restrictions of record in Book 6326, page 588; Book 6517, page 522, amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; and Book 7146, page 188; Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216; Charter of Burton Hills Recreational Association of record in Book 6517, page 511, amended in Book 6921, page 214; and Charter of Burton Hills Village of Abbeywood Association, Inc. of record

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unimproved ( )
This is improved (X) property, known as 6 ABBEYWOOD COURT, NASHVILLE, TN 37215
(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 13th day of March, 19 00

Edward W Karrels

EDWARD W. KARRELS

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 EDWARD W. KARRELS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 13th day of March, 19 00.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

*** CONTINUATION

in Book 7189, page 72; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD