THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Instr:200003220029310 Page: 1 OF 2
REC'D FOR REC 03/22/2000 3:43:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

ADDRESS NEW OWNER:
Mary W. Thomas
102 Saddle Tree Drive
Hermitage, Tennessee 37076

MORTGAGEE:
AmSouth Bank
P. O. Box 25314
Santa Ana, CA 92799-5314

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 64-12A102CO
Field Book #:4D89539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara Dunlap Jenkins and Judith Dunlap Smith, devisees under the Last Will and Testament of Shirley L. Dunlap,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary W. Thomas, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the 2nd Civil District of Davidson County, Tennessee, being Unit No. 102 on the Plan of Fox Run Condominium Apts., Section One, of record in Book No. 5200, page 89, in said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Shirley Lewis Dunlap and wife, Edna Lockman Dunlap, by virtue of a deed from Norman W. Ginsberg, Trustee and Harris A. Gilbert, Trustee, as of record in Book 5365, page 226, Register's Office for Davidson County, Tennessee.
>
> The said Edna Lockman Dunlap died on October 12, 1994 and Shirley Lewis Dunlap died on September 4, 1999. Barbara Dunlap Jenkins and Judith Dunlap Smith are the devisees under the Last Will and Testament of Shirley L. Dunlap, the surviving tenant by the entirety, as of record in Will Book 230, page 632, Probate Court Clerk's Office for Davidson County, Tennessee.
>
> Shirley Lewis Dunlap and Shirley L. Dunlap are one and the same.

This is improved property known as 102 Saddle Tree Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed and By-Laws of record in Book 4956, page 582; Book 8510, page 92; Book 4956, page 590; Book 5174, page 609; Book 5548, page 852; Book 5564, page 582; Book 5896, page 1; and Book 8510, page 100, and restrictive covenants, easements, covenants and conditions as shown on the Plan of record in Book 5200, page 89, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 15th day of March, 2000.

Barbara Dunlap Jenkins
BARBARA DUNLAP JENKINS

Judith Dunlap Smith
JUDITH DUNLAP SMITH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BARBARA DUNLAP JENKINS AND JUDITH DUNLAP SMITH**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15 day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Mary W Thomas
AFFIANT

Subscribed and sworn to before me this 15 day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 10/26/03