THIS INSTRUMENT PREPARED BY:
LARRY R. McELHANEY II, ATTORNEY
LARRY R. WILLIAMS, P.C.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37215

Instr:200003290031607 Page: 1 OF 2
REC'D FOR REC 03/29/2000 2:12:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $759.50

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEFFREY LYNN FRY 7169 Bay Cove Trail Nashville, Tennessee 37221	Same	Map 141-12-0-B Parcel 093co

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOHN E. HATFIELD** and wife **JULIA M. HATFIELD** (hereinafter "**GRANTORS**"), have bargained and sold and do hereby sell, transfer and convey unto the said **JEFFREY LYNN FRY**, an un married man (hereinafter "**GRANTEE**"), his heirs and assigns, a certain tract of real property located in Davidson County, more particularly described as follows, to wit:

> LAND in Davidson County, being Lot No. 105 on the Plan of Southhampton, Phase 5, a Planned Unit Development, as of record in Book 6900, Page 217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to John E. Hatfield and wife Julia M. Hatfield by deed from Lifestyle Homes, A Tennessee General Partnership, composed of Coby Hanai and Ramin Hanai of record in Book 10910, page 744, Register's Office for Davidson County, Tennessee.

This is improved real property known as **7169 Bay Cove Trail, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **GRANTEE**, his heirs and assigns forever.

The said **GRANTORS** do hereby covenant with the **GRANTEE** that they are lawfully seized and possessed of the said real property in fee simple and have good right to convey it and the same is unencumbered, except for:

1. 2000 Davidson County property taxes, a lien not yet due and payable, said taxes having been prorated to the date of deed and assumed by the **GRANTEE**.

1. Matters set forth on the Plan of record in Book 6900, page 217, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 6120, page 450, as amended in Book 6231, page 63, and made applicable to Phase 5 in Book 7140, page 345, Register's Office for Davidson County, Tennessee.

3. All other restrictions and easements of record, if any.

Except as set forth above, the undersigned **GRANTORS** do further covenant and bind themselves, their heirs and assigns to warrant and defend the title to said property to the said **GRANTEE**, his heirs and assigns, against lawful claims of all other person or entities whomsoever.

WITNESS our hands this 23rd day of March, 2000.

Julia M. Hatfield
JULIA M. HATFIELD

John E. Hatfield by Julia M. Hatfield, atty in fact
JOHN E. HATFIELD
by JULIA M. HATFIELD
Attorney-in-Fact
Specific Power of Attorney of record at
Instrument No. (Recorded Simultaneously Herewith)
Register's Office of Davidson County, Tennessee

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 **JULIA M. HATFIELD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **JOHN E. HATFIELD**, as his attorney-in-fact, and as the free act and deed of the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2000.

Mary Frances Rudy
Notary Public
My Commission Expires: 9-28-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA M. HATFIELD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2000.

Mary Frances Rudy
Notary Public
My Commission Expires: 9-28-2002

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of March, 2000.

Mary Frances Rudy
NOTARY PUBLIC
My Commission Expires: 9-28-2002

My Commission Expires SEPT. 28, 2002