THIS INSTRUMENT PREPARED BY:

Joseph Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

Instr:200004030033117 Page: 1 OF 2
REC'D FOR REC 04/03/2000 3:09:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $507.64

FILE BOX 45

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Mark W. Adkins	(NAME) Franklin American Mortgage Company	(Field Book No.) 04D-95074
(STREET ADDRESS OR ROUTE NUMBER) 4309 Chesney Glen Drive	(STREET ADDRESS) 501 Corporate Centre Dr. #400	(Map) 87-1-A
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP) Franklin, TN 37067	(PARCEL) 48

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Frances C. Syron, an unmarried woman

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Mark W. Adkins, married

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section 1B, Chesney Glen, of record in Book 9700, page 289, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frances C. Syron, unmarried woman, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Book 11408, Page 541, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this the ~~29th~~ day of ~~February, 2000~~ 29th March, 2000

DANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

The actual consideration or value, whichever is greater, for this transfer is $ 137,200.00

AFFIANT-

Notary Public

My commission expires: ~~May 20, 2001~~ 3/29/2003

TERESITA A. APONTE
Comm. No. CC 649402
My Comm. Exp. May 20, 2001
Bonded thru Pichard Ins. Agcy.
(Affix Seal)

This is unimproved ( ) property, known as 4309 Chesney Glen Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City of Town)
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 29th day of March, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date .

Frances C. Syron

Frances C. Syron

STATE OF

COUNTY OF

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ _____ to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____

Witness my hand, at office, this _____ day of _____, _____.

_____

My Commission Expires:

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ Frances C. Syron Frances C. Syron _____, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal, at office in Hillsborough County this 29th day of February, 2000.

Teresita A. Aponte

TERESITA A. APONTE
Comm. No. CC 649442
My Comm. Exp. May 20, 2001
Bonded thru Pichard Ins. Agcy.

My Commission Expires: May 20, 2001

ENCUMBRANCES:

1. Taxes for the year of 2000, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 9700, page 288 and page 289, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, recorded in Book 10449, page 215, Book 10449, page 217, Book 10469, page 924, Book 10528, page 73, and in Book 10640, page 944, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of record in Book 10290, page 256, and in Book 10278, page 279, Register's Office of Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas/elements.

6. Conveyance of common space of record in Book 11577, page 623, and in Book 10420, page 356, Register's Office of Davidson County, Tennessee.