Instr:200004030033209 Page: 1 OF 2
REC'D FOR REC 04/03/2000 4:21:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $344.10

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>Mudter & Patterson<br>Attorneys at Law<br>2000 Richard Jones Road, #110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 17109 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $93,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of March, 2000.<br><br>Notary Public<br><br>My Commission Expires: 11/29/03 |

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| LESLIE M. TOMASINO | FIRST UNION MORTGAGE CORP. | MAP 116-03-0B |
| 4505 Harding Road, #157 | 1100 Corporate Center Drive | PAR 157.00 CO |
| Nashville, TN 37205 | Raleigh, North Carolina 2760 | FB 07DA78096 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KENDALL J. MOFFAT, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LESLIE M. TOMASINO, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4505 Harding Road, #157, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2000.

KENDALL J. MOFFAT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENDALL J. MOFFAT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2000.

My Commission Expires: 11/29/03

Notary Public

GERALD S. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit 157 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Kendall J. Moffat, unmarried, by deed from Christopher R. Fox, unmarried, of record in Book 10825, page 123, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5282, page 972; (3) Charter of record in Book 5282, page 501; (4) Easements of record in Book 3347, page 188, Book 4835, page 964, Book 4668, page 986, Book 4744, page 370, Book 4978, page 524, Book 3165, page 607, Book 5144, page 244; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 45, said Register's Office.