Instr:200004170038412 Page: 1 OF 2
REC'D FOR REC 04/17/2000 3:29:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1184.00

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00

Thomas H. Holter
Affiant

Subscribed and sworn to before me, this 14th day of April, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
THOMAS H. HOLTER	CAPITAL BANK & TRUST COMPANY	MAP 130-08-B
4404 Charleston Place Circle	1820 West End Avenue	PARCEL 6.00CO
Nashville, Tennessee 37215	Nashville, Tennessee 37203	FB#07DA45498

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, DONALD R. BARNETT, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to THOMAS H. HOLTER, 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 4404 Charleston Place Circle, Nashville, Tennessee 37215.

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.

Cathy M. Barnett, spouse of Donald R. Barnett, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Donald R. Barnett.

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 14th day of April, 2000.

Donald R. Barnett
DONALD R. BARNETT

Cathy M. Barnett
CATHY M. BARNETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD R. BARNETT AND CATHY M. BARNETT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2000.

My Commission Expires: Sept. 29, 2001

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 12 on the Plan of Charleston Place, Lots Nos. 1 and 2 of record in Plat Book 5200, page 593, 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 Charleston Place Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5965, page 880, amended in Book 6071, page 499, Book 6122, page 319, and Book 6336, page 874, said Register's Office.

Being the same property conveyed to Donald R. Barnett and wife, Julie H. Barnett by deed from Cheryl C. Yates and Daniel C. Paulus, both unmarried of record in Book 9886, page 22, said Register's Office. Julie H. Barnett conveyed her interest to Donald R. Barnett by quitclaim deed of record in Book 10376, page 932, Register's Office for Davidson County, Tennessee. The said Donald R. Barnett and Julie H. Barnett having divorced by Divorce Decree #95D1755.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5965, page 880, Book 6071, page 499, Book 6122, page 319, Book 6336, page 874; (3) Easements of record in Book 7116, page 76; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 593, said Register's Office.