After Recording Please Send To:

PREPARED BY:
~~RECORDING REQUESTED BY~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38863** FILE BOX "7"

LAWYER'S ESCROW SERVICE, INC.
2021 Richard Jones Road
Suite 220
Nashville, TN 37215

WARRANTY DEED

Instr:200004190039077 Page: 1 OF 2
REC'D FOR REC 04/19/2000 9:49:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1106.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 299,000.00.**

W. Gerald Smalling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Michael J. Philbin
Notary Public
My Commission Expires

MY COMMISSION EXPIRES: May 27, 2001

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
W. Gerald Smalling 529 Stonegate Place Brentwood, TN 37027	Bank of America 2059 Northlake Pwky Tucker, GA 30084	160-6-A-7CO 6DU-84246

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, FIVE STAR BUILDERS, LLC**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Gerald Smalling and wife, Judith D. Smalling

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Stonegate Subdivision of record in Plat Book 9700, page 808, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Five Star Builders, LLC by deed from SG, LLC of record in Book 11532, page 295, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(a) **Taxes for the year 2000 and subsequent years, a lien not yet due and payable.**
(b) **Declaration of covenants, conditions and restrictions of record in Book 11262, page 729, Register's Office for Davidson County, Tennessee.**
(c) **Easements of record in Book 6123, page 511; Book 6123, page 517; and Book 6123, page 519, Register's Office for Davidson County, Tennessee.**
(d) **Easement of record in Book 8425, page 388, Register's Office for Davidson County, Tennessee.**
(e) **Subject to a special lien contained in the Declaration of covenants, conditions and restrictions.**
(f) **Subject to a right-of-way for roads with the bounds of said property.**
(g) **Subject to matters as shown on Boundary Plat of record in book 9700, page 807, Register's Office for Davidson County, Tennessee.**
(h) **If improvements are complete after January I, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.**

Unimproved ( )
This is improved (X) property, known as **529 Stonegate Place,**
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 ITS HANDS THIS 17T DAY OF APRIL, 2000.

FIVE STAR BUILDERS, LLC

BY: Robert E Potter Jr

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 Robert E. Potter, Jr. **with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the** CHIEF MANAGER **of FIVE STAR BUILDERS, LLC, the within named bargainor, a limited liability company, and that he as such** CHIEF MANAGER **executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as** CHIEF MANAGER.

Witness my hand and official seal this 17th day of April, 2000.

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Michael J. Philbin
My Commission Expires
May 25, 2001

NOTARY PUBLIC

My Commission Expires: _____