This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

Instr:200004190039185 Page: 1 OF 2
REC'D FOR REC 04/19/2000 12:47:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $266.40

ADDRESS NEW OWNER:
KIMBERLY L. WITHERSPOON
1816 Joy Circle
Nashville, Tennessee 37207

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
UNION PLANTERS BANK, N.A.
7130 GOODLETT FARMS PARKWAY
CORDOVA, TN 38018

MAP **071-12**
PARCEL **35.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JERRY NAIL,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **KIMBERLY L. WITHERSPOON, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Joywood, a subdivision of Nashville, of record in Plat Book 974, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerry Nail by Deed from Conti Mortgage Corp. of record in Instrument No. 199912080301276, Register's Office for Davidson County, Tennessee.

This is improved property known as 1816 Joy Circle, Nashville, Tennessee 37207.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to plan of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee.
2. Easement for underground pipeline of record in Book 3617, Page 76, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of April, 2000.

JERRY NAIL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JERRY NAIL**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $72,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: February 3, 2001