This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

NAME OF MORTGAGEE:

SunTrust Mortgage, Inc
P.O. Box 57028
Irvine CA 92619-7028

ADDRESS NEW OWNERS:

Thomas G. Cooke
307 Ashlawn Court
Nashville, TN 37215

MAP 131-6-G GROUP ____, PARCEL 307.00

Instr:200004250040817 Page: 1 OF 3
REC'D FOR REC 04/25/2000 9:02:35AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $536.50

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY FIVE THOUSAND & NO/100 ($145,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Richard C. Bangs, Jr., unmarried has this day bargained and sold and does hereby transfer and convey unto Thomas G. Cooke, unmarried, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Unit No. 307 on the Plan of Burton Hills, Village of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, as of record in Book 7076, page 696, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Richard C. Bangs, Jr., unmarried by warranty deed of Robert L. Pennington, Jr., unmarried of record in Book 9304, page 391, Register's Office of Williamson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Thomas G. Cooke, unmarried, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Thomas G. Cooke, unmarried, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 2000 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantors paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when due and payable. Map 131-6G Parcel 307

2. Matters appearing of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee.

3. Agreements with Nashville/Davidson County in Book 6470, page 383 and Book 6655 page 47, Register's Office of Davidson County, Tennessee.

4. Charter of Burton Hills Homeowners Association, Inc. of record in Book 6921, page 216, Register's Office of Davidson County, Tennessee.

5. Charter of Burton Hills Recreation Association, Inc. of record in Book 6921, page 214, Register's Office of Davidson County, Tennessee.

6. Charter of Burton Hills Village of Ashlawn Council, Inc. of record in Book 7154, page 239, Register's Office of Davidson County, Tennessee.

7. Restrictive covenants contained in instrument of record in Book 6326, page 588, Register's Office of Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of Burton Hills of record in Book 6517, page 522, Book 6691, page 593, Book 6778, page 532; Book 6778, page 536; Book 6911, page 120, Book 7046, page 520 and Book 7076, page 691, Register's Office of Davidson County, Tennessee.

9. Master Deed of Village of Ashlawn, A Condominium of record in Book 7076, page 696, and as amended in Book 7308, page 859, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Thomas G. Cooke, unmarried, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness my signature on this the 20th day of April, 2000.

Richard C. Bangs, Jr.

By: Richard C. Bangs, Jr.
Yvette Lyn Meldrum, Attorney-in-fact
Yvette Lyn Meldrum atty-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, YVETTE LYN MELDRUM, Attorney-In-Fact for RICHARD C. BANGS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-In-Fact for the said RICHARD C. BANGS, JR., as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in ~~Book _____, page _____~~, Register's Office of WILLIAMSON County, Tennessee. Inst # 20000425 00 40816

Witness my hand and official seal at Franklin, Tennessee, on this the 20TH day of APRIL, 2000.

Notary Public

My Commission Expires: 7-28-2001

CHARLES E. MORGAN NOTARY PUBLIC AT LARGE WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

Sworn to and subscribed before me, on this the 20th day of April, 2000.

(SEAL)

, Notary Public

My Commission Expires:

2-28-2001

