File in Box No. 19 B

WARRANTY DEED

#00-4-35-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Betty Buckner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200004250041040 Page: 1 OF 2
REC'D FOR REC 04/25/2000 2:36:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $599.40

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzette M. Sanderfer (NAME)	FIRST UNION MORTGAGE CORP. (NAME)	MAP 126-15-A
601 Daniel Court (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	PARCEL 93.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (CITY) (STATE) (ZIP)	

FOR AND 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, Steven T. Quillin and wife, Camilla N. Quillin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Suzette M. Sanderfer and husband, Kenneth C. Sanderfer

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, TN, BEING Lot No. 112 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, pages 316 and 317, as amended in Book 10995, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Steven T. Quillin and wife, Camilla N. Quillin, by deed from Fox Ridge Homes, Inc. a/k/a Fox Ridge, Inc., of record in Book 11319, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 9342, page 312, re-recorded in Book 9735, page 931, amended in Book 10032, page 813, supplemented in Book 10306, page 817, and Book 11455, page 443; Charter of record in Book 9607, page 534; Easements of record in Book 8992, page 63, and Book 9665, page 420; Plan of record in Plat Book 9700, pages 316 and 317, as amended in Book 10995, page 618; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 601 Daniel Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 24th day of April 2000

Steven T. Quillin

Camilla N. Quillin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven T. Quillin and wife, Camilla N. Quillin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood (NJ) on , Tennessee, this 24th day of April, 2000.

Commission expires 5/27/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____

Notary Public