This Instrument Was Prepared By:

William J. Yost, Attorney
YOST AND ROBERTSON PLC
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
(615) 790-9678

Map 142, Group 16-A, Parcel 72.00

Send Tax Bills To:
New Owner

New Owner:

Phillip A. Warren
1404 Hampshire Place
Nashville, Tennessee 37221

Mortgagee:

None

WARRANTY DEED

Instr:200004260041227 Page: 1 OF 2
REC'D FOR REC 04/26/2000 9:01:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HAZEL S. WARREN, unmarried, Grantor, as Joint Tenant with Right of Survivorship, has bargained and sold and by these presents does transfer and convey her right of survivorship interest unto, PHILLIP A. WARREN, Grantee, the other Joint Tenant his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

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. 72 as shown on the Plat of Devon Park, Phase II, of record in Book 6250, Page 432, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to PHILLIP A. WARREN, unmarried and HAZEL S. WARREN, unmarried, as Joint Tenants with Right of Survivorship, by deed from Kathy Fischman, unmarried, of record in Book 8843, page 129, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto, belonging unto the said Grantee, their heirs and assigns forever.

AND I DO COVENANT with the said Grantee that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same except for such matters as are shown of the public record in the Register's Office of Davidson County, Tennessee, including but not limited to: (1) Declaration of Covenants, Conditions and Restrictions, of record in Book 6176, page 432; amended in Book 6541, page 542; and Book 6967, page 156, Register's Office for Davidson County, Tennessee; (2) 2000 Davidson County taxes are a lien but not yet due and payable. Said taxes will be paid by Grantee when due and payable; and (3) All other matters of record in the Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, PHILLIP A. WARREN, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 21st day of April, 2000. nglk H.S.W

Hazel S. Warren
HAZEL S. WARREN

STATE OF FLORIDA)
)
COUNTY OF BRADFORD)

Personally appeared before me, the undersigned, a Notary Public of said County, HAZEL S, WARREN, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

And FOR USED WC5037723549

Witness my hand, at office, this 21st day of April, 2000. nym

Norma J. Martin
NOTARY PUBLIC Bradford Co. Starke FL.

My Commission Expires:

NORMA J. MARTIN
Notary Public, State of Florida
My comm. expires Mar. 30, 2003
Comm. No. CC 818633

STATE OF FLORIDA)
)
COUNTY OF BRADFORD)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Eighty Thousand Dollars ($80,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Hazel S. Warren
AFFIANT

Sworn to and subscribed before me this 21st day of April, 2000. nym.

Norma J. Martin
NOTARY PUBLIC Bradford Co. Starke FL.

My Commission Expires:

NORMA J. MARTIN
Notary Public, State of Florida
My comm. expires Mar. 30, 2003
Comm. No. CC 818633

F:\task\\warren, Phil\Hazel to Phillips Warren.wpd