RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38748 FILE BOX "7"

WARRANTY DEED

Instr:200004260041287 Page: 1 OF 2
REC'D FOR REC 04/26/2000 9:58:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $199.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$54,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

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 #
THE ALLEN A. ALMOND TRUST **5133 Harding Road, Suite B10-300** **Nashville, Tennessee 37205**	**S A M E**	**142-4-A-44** **9D 3635**

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 **I, MARY ELIZABETH COPELAND now MARY ELIZABETH COPELAND DUKES**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN A. ALMOND TRUST**

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:

Being Unit No. 44 on the Plan of Belle Forest Condominium apartments, as of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary Elizabeth Copeland by deed from Omar H. Jordan, III of record in Book 11287, Page 806, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tenenssee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium apartments, of record in Book 5460, page 987, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all exiting easements and restrictions of record.

See Power of Attorney recorded in Instr: 200003290031637, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 210 Old Hickory Boulevard, #44, Nashville, Tennessee 37221
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 MY HAND THIS DAY OF APRIL, 2000.

Mary Elizabeth Copeland Dukes by John Mazer

MARY ELIZABETH COPELAND

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 MARY ELIZABETH COPELAND, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12th day of April, 2000, before me personally appeared CHARLES MARTIN DUKE to me known to be the person who executed the foregoing instrument in behalf of MARY ELIZABETH COPELAND, a/k/a MARY ELIZABETH DUKE, as her Attorney-in-Fact, and acknoweldged that he executed the same as the free act and deed of the said MARY ELIZABETH COPELAND, a/k/a MARY ELIZABETH DUKE, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of April, 2000.

NOTARY PUBLIC

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/28/2002

My Commission Expires SEPT. 28, 2002

THE PROPERTY CONVEYED HEREWITH HAS NEVER BEEN THE RESIDENCE OF THE SPOUSE OF GRANTOR.