This instrument prepared by:
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Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

Instr:200004270041576 Page: 1 OF 2
REC'D FOR REC 04/27/2000 8:51:20AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2434.60

FILE NO: 200138

48 B

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(Name) **M. Lee Barrett, Jr.**	(Name) Crescent Bank and Trust Company	Map 160-8, Group A
(Street Address) 100 Maxwell Crossing	(Street Address) PO Box 668	Parcel 4
(City) Brentwood (State) Tennessee (Zip) 37027	(City) Jasper (State) GA (Zip) 30143	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* ***ARLENE C. ROBERTSON, an unmarried person****, has this day bargained and sold, and does hereby transfer and convey unto the said* ***M. LEE BARRETT and wife, PAMELA KAYE BARRETT,*** *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot Number 4 on the plan of the Resubdivision of Lots 3, 4 and 5, Maxwell Crossing, of record in Book 7900, page 492, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Arlene C. Robertson by deed of record in Book 8983, page 377, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $658,000.00

Subscribed and sworn to before me this the 25th day of April, 2000.

Affiant

Notary Public

My commission expires: 10-14-2002
(Affix Seal)

This is improved property, known as 100 Maxwell Crossing, Brentwood, Tennessee, 37027.

Grantor conveys the improvements which have been constructed on the real estate "AS IS" and without any representation or warranty as to the condition thereof.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 24 day of April, 2000,

Arlene C Robertson
Arlene C. Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ***ARLENE C. ROBERTSON****, the within named 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 Davidson County, Tennessee, this 25th day of April, 2000.

Notary Public
My commission expires: 9/29/2000

ENCUMBRANCES:

1. 2000 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to setback lines, easements and all matters, etc. of record in Plat Book 7900, page 492, Register's Office, Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6522, page 153, and Book 6522, page 169, Register's Office, Davidson County, Tennessee.
4. Subject to Easements and Restrictions contained in Maxwell Crossing Open Space and Drainage Area Easements, Roadway Maintenance and Water Service Line Agreement & Declaration of Restrictive Covenants of record in Book 6867, page 597, Register's Office, Davidson County, Tennessee
5. Subject to Sanitary Sewers and/or Storm Drainage Easement of record in Book 4940, page 796, Register's Office, Davidson County, Tennessee.