Instr:200004270041698 Page: 1 OF 1
REC'D FOR REC 04/27/2000 10:54:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $530.95

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Ellen W. McCurdie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011076

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen W. McCurdie	Southeaster Mtg. of TN	Map 143-02-0
(NAME) 689 Harpeth Trace Drive	(NAME) 115 29th Avenue S.	Parcel C04.800 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MINDY THOMAS, AND HUSBAND RONNIE THOMAS, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ELLEN W. MCCURDIE, UNMARRIED , hereinafter called the GRANTEE(S), 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, Tennessee, being Lot No. 48 on the Plan of Harpeth Knoll, as of record in Plat Book 5200, page 764, Register's Office for Davidson county, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mindy G. Streiter, unmarried by Warranty Deed from Pamela J. Boehms, unmarried, of record in Book 9288, page 297, Register's Office for Davidson County, Tennessee. The said Mindy G. Streiter, now known as Mindy G. Thomas.

Covenants, Conditions, and Restrictions of record in Book 6280, page 478; Easement of record in Book 7465, page 719; By-Laws of record in Book 6280, page 486; Dedication of common area of record in Book 6353, page 228; Charter of Record in Book 6272, page 636, amended in Book 8176, page 699; and All matters appearing on the Plan of Record in Plat Book 5200, page 764, Register's Office for Davidson County, Tennessee; Deed of Record in Book 7121, page 235 and page 291, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 689 Harpeth Trace Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 25th day of April, 2000.

Mindy Thomas

Ronnie Thomas

STATE OF TENNESSEE

COUNTY WILLIAMSON

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Mindy Thomas and husband Ronnie Thomas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 25th day of April, 2000.

Notary Public

My commission expires:_____