Instr:200005010042796 Page: 1 OF 2
REC'D FOR REC 05/01/2000 11:54:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $836.20

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $226,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MARGARET M. VAN GILSE	SUNTRUST BANK	MAP 104-13-A
401 Bowling Avenue, #78	1 Park Place	PARCEL 70.00 CO
Nashville, Tennessee 37205	Atlanta, GA 30303	FB# 7DA71865

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SHERRY WINN, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARGARET M. VAN GILSE, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 Bowling Avenue, #78, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2000.

SHERRY WINN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY WINN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2000.

My Commission Expires:

Notary Public

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 70 also designated as Unit No. 78 on the Plan of Section Four Richmeade Place as of record in Plat Book 5210, page 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sherry Winn, unmarried by deed from William T. Bayer and spouse, Carol L. Crowell-Bayer of record in Book 9873, page 47, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4941, page 637, Book 5036, page 338, Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, Book 5733, page 628,; (3) By-Laws of record in Book 4941, page 688, Book 5213, page 945; (4) Charter of record in Book 4942, page 633; and (5) All matters appearing on the Plan of record in Plat Book 5210, page 16, said Register's Office.