Instr:200005010042994 Page: 1 OF 2
REC'D FOR REC 05/01/2000 1:55:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $588.30

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $150,000.00. **Affiant** Subscribed and sworn to before me, this 28th day of April, 2000. Notary Public My Commission Expires: 5/28/2003

Address New Owner As Follows: John R. Dyer 209 Westchase Drive Nashville, TN 37205	Send Tax Bills To: Bank of America 2059 Northlake Parkway Tucker, GA 30084	Map-Parcel Number: 116-3F-7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY JANE COOK PARKS (formerly known as Mary Jane Cook) AND HUSBAND, JAMES E. PARKS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN R. DYER, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 209 on the Plan of Westchase Condominiums, Phase I, of record in Book 5200, page 578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Jane Cook by deed from Barbara Keith Payne and husband, Richard J. Payne, of record in Book 10227, page 260, Register's Office Davidson County, Tennessee. Mary Jane Cook and Mary Jane Cook Parks are one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 578, Register's Office for said County.

3. Master Deed and By-Laws, of record in Book 6097 page 266, as amended in Book 6112, page 677; Book 6341, page 380; and in Book 6866, page 362, Register's Office for said County.

This is improved property known as 209 Westchase Drive, Nashville, TN 37205.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 28th day of April, 2000.

Mary Jane Cook Parks

Mary Jane Cook Parks

James E. Parks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY JANE COOK PARKS**, the within named bargainor, 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 28th day of April, 2000.

Notary Public

My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES E. PARKS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April, 2000.

Notary Public

My Commission Expires: 5/28/2003