Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #00-1108

WARRANTY DEED

Instr:20000503004469B Page: 1 OF 2
REC'D FOR REC 05/03/2000 2:24:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1443.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip Toogood, and wife Karin R. Toogood**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto [redacted] Ellen G. Tighe, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit 11, Lot 2 on the Plan of Condominium Site Plan of Charleston Place Condominiums, Lots Nos. 1 and 2, of record in Plat Book 5200, page 593, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5965, page 880, amended in Book 6071, page 499, Supplemental in Book 6122, page 319, and in Book 6336, page 874, said Register's Office.

Being the same property conveyed to Phillip Toogood and Karin R. Toogood by deed of record in Book 9347, Page 515, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4406 Charleston Place Circle, Nashville TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of April, 2000

Phillip Toogood

Karin R. Toogood

State of Tennessee)
County of Davidson)

On this 27th day of April, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Phillip Toogood and Karin R. Toogood, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires 3/23/2002

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 390,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of April, 2000.

Notary Public

AMANDA B. PEWITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 11/30/2002

My Commission Expires Nov. 30, 2002

NEW OWNER:
~~John P. Tighe~~ Ellen G. Tighe
4406 Charleston Place Circle
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Bank of America, N.A.
2059 Northlake Parkway
Tucker, GA 30084

TAX MAP-PARCEL #:
130-8-B-5CO