26B

Instr:200005050045645 Page: 1 OF 2
REC'D FOR REC 05/05/2000 1:37:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $499.50

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Bradon J. Meinhart	[SunTrust Bank	[
[7021 Bay Cove Trail	[P.O. Box 79041	[Map141-11A
[Nashville, TN 37221	[Baltimore, MD 21279-0041	[Parcel 69

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, John A. Anderson and wife, Tracy B. Anderson (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Bradon J. Meinhart, a single person (the "Grantee"), Grantee heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Rolling River Estates, Phase 4, of record in Plan Book No. 5200, pages 184 and 185, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John A. Anderson and wife, Tracy B. Anderson by Warranty Deed from E. Cheree Ross and husband John W. Ross; C. Renee MacDonald and husband, Stephen P. MacDonald; and M. Murt Wakefield, an unmarried person of record in Book 11369, page 270, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2000 and subsequent years.
2. Plan of record in Book 5200, pages 184 and 185, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 4788, page 950, Book 4892, page 689 as amended in Book 4871, page 640, further in Book 5463, page 238, said Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 4892, page 679, said Register's Office for Davidson County, Tennessee.
5. Charter of record in Book 4892, page 672, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 7021 Bay Cove Trail, Nashville, Tennessee 37221.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transaction is $135,000.00.

Bradon J. Meinhart
Affiant

[Subscribed and sworn to before me this 17th day of April, 2000.

Joseph V. Ferrelli
Notary Public

[My Commission Expires: 9/23/2003

9953

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of April, 2000.

John A. Anderson

Tracy B. Anderson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John A. Anderson and wife, Tracy B. Anderson**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 9/23/2001