WARRANTY DEED

Instr:200005050045731 Page: 1 OF 3
REC'D FOR REC 05/05/2000 2:46:15PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $407.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Farrar (NAME)	Same as New Owner (NAME)	MAP 84-4-A
3117 Blackwood Dr. (ADDRESS)	(ADDRESS)	PARCEL 321
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hershell H. Hayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Farrar

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 321 Autumn Chase Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 hand this 4th day of May 20 00

Hershell H. Hayes

Hershell H. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hershell H. Hayes

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 4th day of May, 2000.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

EXHIBIT "A"

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 321 on the Plan of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A" and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and transfer of this property is made subject to such.

Being the same property vested in Janice H. Ellis and Hershell H. Hayes by Decree For Redemption recorded in the Chancery Court for Davidson County of record as Instrument No. 200002280018843, Register's Office for Davidson County, Tennessee and further being the same property conveyed to Hershell H. Hayes by Quitclaim Deed from Janice Hayes Ellis executed on March 23, 2000 and recorded on April 3, 2000 as Instrument No. 200004030033180 in the Register's Office for Davidson County, Tennessee.