PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

N-1104

Map 142-10C-6CO

Instr:200005080045955 Page: 1 OF 4
REC'D FOR REC 05/08/2000 9:30:21AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $231.25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Beverly Lawson**, have bargained and sold, and by these presents do transfer and convey unto **Terry Bone**, unmarried (the "Grantee"), his heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, his heirs and assigns, forever.

AND I HEREBY COVENANT with the Grantee that I am lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

J. T. Lawson, Sr., the spouse of Beverly Lawson, executes this instrument and joins herein for the purpose of conveying any and all right, title, and interest he may have in and to the Property.

IN WITNESS WHEREOF, we have hereunto set our hands this 1st day of May, 2000.

Beverly Lawson

J. T. Lawson, Sr.

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and County, the within named Beverly Lawson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 1st day of May, 2000.

NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN.

Ann M. Strand
Notary Public

My Commission Expires:
Dec 18, 2000

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and County, the within named J. T. Lawson, Sr., 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 Dickson, Tennessee, this 1st day of May, 2000.

Ann M. Strand
Notary Public

My Commission Expires:
Dec 18, 2000

AFFIDAVIT

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 62,500.00 , which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of May, 2000.

Ann M. Strand
Notary Public

My Commission Expires:
Dec 18, 2000

ADDRESS OF NEW OWNER(S):

TERRY BOND
P.O. BOX 35
DICKSON, TN, 37056

SEND TAX BILLS TO:

SAME

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Unit No. 7209, together with the appurtenant interest in the common elements of Sheffield Square Condominium, a horizontal property regime established by Master Deed of record in Book 7142 at page 73, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed and being located upon Lot No. 12 on the Plan of Sheffield Square, Second revision of record in Plat Book 5210 at page 199 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beverly Lawson by deed from Phyllis G. Dalby, dated June 10, 1998, of record in Book 10980 at page 19 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

The Property is conveyed free and clear of all liens, encumbrances, and other defects in title, except as follows:

1. The matters appearing on the plat of Sheffield Square Condominium, Second Revision, of record in Plat Book 5210 at page 199 in the Register's Office of Davidson County, Tennessee.

2. The terms, conditions, and restrictions as set forth in Master Deed and By-Laws of record in Book 7142 at page 73, and amendment thereto of record in Book 7160 at page 232, in the Register's Office of Davidson County, Tennessee.

3. Charter of Homeowners Association of record in Book 7150 at page 802, in the Register's Office of Davidson County, Tennessee.

4. Restriction of record in Book 5503 at page 630 in the Register's Office of Davidson County, Tennessee.

5. Rights of others in and to common elements.

6. The lien for Davidson County real property taxes for the current year, not yet due and payable.

7. The lien of any unpaid assessments and/or special assessments.