WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
FILE BOX "7"
SP38777

Instr:200005080046204 Page: 1 OF 2
REC'D FOR REC 05/08/2000 12:36:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $440.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Robert Spence, Jr. (NAME)	**GUARANTY TRUST COMPANY** (NAME)	MAP 142-05-D
922 Todd Preis Drive (ADDRESS)	**640 BROADMOR BLVE., STE. 100** (ADDRESS)	PARCEL 16 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	**MURFREESBORO, TN 37129-1218** (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, Victoria Zhislin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Robert Spence, Jr. and Suzanna K. Perry, both unmarried

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:

Land in Davidson County, Tennessee, being Unit No. C-404, together with the carport designated as No. C-404-C of River Plantation, Section 4, a horizontal property regime established by Master Deed of record in Book 4892, page 456, the Plat of which is of record in Plat Book 4860, pages 17-19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Victoria Zhislin, unmarried, by deed from Teddy R. Williams and wife, Trina R. Williams, of record in Book 9594, page 577, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4860, pages 17-19, said Register's Office; (c) restrictive covenants of record in Book 9247, page 951 and Book 5785, page 180, said Register's Office; and (d) Master Deed and Bylaws of record in Book 4892, page 440, Book 4892, page 456, Book 4956, page 756, Book 4562, page 474 and Book 4661, page 334, said Register's Office.

unimproved ( )
This is improved (X) property, known as 922 Todd Preis Drive, Nashville, Tennessee 37221
(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 10th day of April, 2000

Victoria Zhislin

Victoria Zhislin

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 Victoria Zhislin, unmarried

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 Nashville, Tennessee, this 10th day of April, 2000.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

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 _____, _____.

My commission expires _____

Notary Public