THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Instr:200005300053379 Page: 1 OF 2
REC'D FOR REC 05/30/2000 3:01:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $497.58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $134,482.16.

Walter D. Barker
Affiant

Subscribed and sworn to before me this the 25th day of May, 2000.

Notary Public

My Commission Expires: 4-28-04

WARRANTY DEED

| Address New Owner(s)as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Walton D. Barker and<br>Gerald A. Winer<br>1017 Todd Preis Drive<br>Nashville, Tennessee 37221 | Bank of America<br>P.O. Box 35140<br>Louisville, KY 40232-5140<br>Loan No. 0002046654 | Map 142-05-0-C<br>Parcel 057.00 CO |

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Buell Denny Bone and wife, Margaret Sue Bone**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Walton D. Barker and Gerald A. Winer, expressly as joint tenants with rights of survivorship and not as tenants in common**, 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:

A condominium in Davidson County, Tennessee, being Unit No. S-405 of Phase One, Section Four, River Plantation Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756, the plat of which is of record in Book 4860, Pages 17-19, Register's Office for said County to which record reference is hereby made for a more complete description.

Being the same property conveyed to Buell Denny Bone and wife, Margaret Sue Bone, by deed from Mary F. Wilkinson and husband, Terry Otto Wilkinson, of record in Book 10415, Page 164, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101, et seq, of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the by-laws for administration thereof, to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a horizontal property regime of Phase One, Section Four, River Plantation Condominium, of record as set forth above and those certain by-laws of record in Book 4892, Page 456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record which may affect the aforedescribed tract of land.

The Grantees herein, as part of the purchase price in consideration for this deed, do expressly assume and agree to pay the remaining balance owed on the indebtedness as evidenced by that certain deed of trust made by Ronald Neale Harvey and wife, Mary Jo Harvey, to W. Terry Edwards for the benefit of Citizens and Southern Mortgage Company, which deed of trust is recorded in Book 7198, Page 893, Register's Office for Davidson County, Tennessee, securing the promissory note dated April 10, 1987, in the original amount of $79,000.00, payable to NationsBanc Mortgage Corporation, now Bank of America, to whom the note and deed of trust were assigned. The Grantees herein, by expressly assuming the obligations of the Grantors under the terms of the instrument creating the loan to indemnify the Department of Housing & Urban Development to the extent of any claim arising from the guaranty or insurance of the indebtedness heretofore mentioned, acknowledge all of the foregoing by their signatures hereinbelow to assume the stated obligations.

This is improved property known as 1017 Todd Preis Drive, Nashville, Tennessee 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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, except as set forth above, 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. Whenever 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 our hands this 25th day of May, 2000.

Buell Denny Bone 5/25/00
BUELL DENNY BONE

Margaret Sue Bone 5/25/00
MARGARET SUE BONE

WALTON D. BARKER

GERALD A. WINER

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 Buell Denny Bone and wife, Margaret Sue Bone, 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 seal at Nashville, Tennessee, this 25th day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 4-28-04

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Walton D. Barker and Gerald A. Winer, 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 seal at Nashville, Tennessee, this 25th day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 4-28-04

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE