FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,850.00
Brooks A. Sells
Affiant

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 20 00

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

Instr:200005310064149 Page: 1 OF 2
REC'D FOR REC 05/31/2000 3:10:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $521.15

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooks A. Sells (NAME)	SouthTrust Mortgage Corporation (NAME)	MAP 171-3-0-B
601 Old Hickory Blvd.; #103 (ADDRESS)	210 Wildwood Parkway (ADDRESS)	PARCEL 286 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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, Pulte Homes Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brooks A. Sells, 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:

BEING Unit No. 48, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 957, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Pulte Homes Tennessee Limited Partnership by General Warranty Deed from Freddie Niederhauser Phillips, etal, of record in Book 11339, Page 743, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7798, Page 843; Book 8920, Page 65; Book 9860, Page 840; Book 11550, Page 531; Book 11682, Page 75; Book 8920, Page 45; and Book 11550, Page 554, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 957, said Register's Office.

unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd.; #103, Brentwood, TN 37027
(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 30th day of May, 20 00

Pulte Homes Tennessee Limited Partnership
By: Marian C. Dunkerley
Marian C. Dunkerley, Closing Coordinator

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 20____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Marian C. Dunkerley and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Closing Coordinator and _____ respectively of the Pulte Homes Tennessee Limited Partnership the within named bargainor, and that he as such Closing Coordinator 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 Marian C. Dunkerley as such Closing Coordinator and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of May 20 00.

My commission expires 6-25-03

KAREN McCAA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

_____
Notary Public