STATE OF TENNESSEE
COUNTY OF DAVIDSON

Instr:200006020055079 Page: 1 OF 2
REC'D FOR REC 06/02/2000 11:37:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $310.80

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

x Cynthia K. Shelton
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2000.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cynthia K. Shelton
3523 Seneca Forest Drive, Unit 19
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 136-10-0-B-010.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonlyn D. Nation, an unmarried woman,** hereinafter referred to as Grantor, hereby transfers and conveys to **Cynthia K. Shelton, an unmarried woman,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit 19 on the Plan of Condominium Site Plan Lots 15-20, 41-56, Section Four, Priest Lake Forest, as of record in Plat Book 5200, page 573, and amended in Plat Book 5200, page 574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JONLYN D. NATION, unmarried, by deed from York Construction LLC, a Tennessee limited liability company, of record in Book 9782, page 50, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 573, as amended in Plat Book 5200, page 574, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 9735, page 744, Register's Office for Davidson County, Tennessee.

Homeowners' Association Charter of record in Book 7948, page 628, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5931, page 645, as amended in Book 6021, page 101; Book 6106, page 610; Book 6123, page 175; Book 6124, page 956; Book 6145, page 435; and Book 6199, page 270, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5931, page 677, as amended in Book 6108, page 18, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying her prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 3523 Seneca Forest Drive, Unit 19, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE,** her 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 31st day of May, 2000.

Jonlyn D. Nation

Jonlyn D. Nation

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 Jonlyn D. Nation, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2000.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

1/30/02
My Commission Expires

01849-JC