This instrument prepared by:
Thomas N. Jones, Attorney
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, TN 37064

Instr:200006090058103 Page: 1 OF 2
REC'D FOR REC 06/09/2000 3:44:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $342.25

NEW OWNER:
Laura L. & Bert G. Cording
447 Huntington Ridge, #210
Nashville, TN 37211

SEND TAX BILL TO:
Sunshine Mortgage Corporation
P.O. Box 9274
Marietta, GA 30065

MAP & PARCEL:
116-11-0-A-210.00 CO

WARRANTY DEED

For and in 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, **JAN E. GRAVES, unmarried**, Grantors, have bargained and sold and by these presents does transfer and convey unto **LAURA L. CORDING and husband, BERT G. CORDING**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 210 on the Plan of Huntington Ridge Townhouse of record in Book 4675, page 9, said Register's Office, to which reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Jan E. Graves by deed from Joe Milton McClellan and wife, Patsy P. McClellan of record in Book 9420, page 251, Register's Office of Davidson County, Tennessee.

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 GRANTOR does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

1. 2000 County property taxes are a lien, but not yet due and payable, with said taxes being prorated and Seller giving credit to Buyer.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687 and amended in Book 4889, page 905, said Register's Office.

3. All matters appearing on the Plan of record in Book 4675, page 9, said Register's Office.

4. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTOR DOES FURTHER covenant and bind herself, her successors 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.

This property is known as 447 Huntington Ridge, #210, Nashville, TN 37211.

WITNESS OUR MY HAND this 30th day of May, 2000, in Franklin, Tennessee.

JAN E. GRAVES

9932.2000/tj/cr
cording.war

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **JAN E. GRAVES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 30th day of May, 2000.

Carol R. Rivera
NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Laura L. Cording
AFFIANT

Sworn to and subscribed before me this 30th day of May, 2000.

Carol R. Rivera
NOTARY PUBLIC

My commission expires: 1/27/2001

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