WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 5/27/2001 (SEAL)

JENNIFER DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires

Instr:200006190060460 Page: 1 OF 2
REC'D FOR REC 06/19/2000 8:13:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron T. Broad (NAME)	SunTrust Mortgage, Inc. (NAME)	104 16C 101.00CO
2300 18th Avenue South (ADDRESS)	P.O. Box 79041 (ADDRESS)	24W 15244
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (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, Marvin D. Spann and wife, Candace Thornton Spann, f/k/a Candace D. Thornton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron T. Broad, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 2300 Ravenswood Court Condominium Apartments, a Condominium, a Horizontal Property Regime, located on 2300 18th Avenue South, Nashville, Davidson County, Tennessee, as shown on the plat of Ravenswood Court Condominium Apartments, recorded in Plat Book 6250, page 99, said Register's Office, and described in a Master Deed recorded in Book 6363, page 906, as amended in Book 8224, page 549, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ravenswood Court Condominium Apartments, contained in the Master Deed recorded in Book 6363, page 906, as amended in Book 8224, page 549, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Marvin D. Spann and Candace D. Thornton, both unmarried, by deed from Jacqueline I. Kuchyak and Evelyn P. Kuchyak, both unmarried, of record in Book 10453, page 891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed of record in Book 6363, page 906, and Book 8224, page 549; Plan of record in Book 6250, page 99; any and all restrictions and easements of record; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2300 18th Avenue South, Nashville, TN 37212
(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 our hand s this 9th day of June, 2000

Marvin D. Spann

Candace Thornton Spann

Candace Thornton Spann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin D. Spann and wife, Candace Thornton Spann, f/k/a Candace D. Thornton

the bargainor s, with whom I am personally acquainted [illegible] of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein [illegible]. [illegible] my hand and official seal at Brentwood, Tennessee, this [illegible] of June, 2000.

Commission expires 5/27/2001

Jennifer Dunlap
Notary Public

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