39-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Instr:200006190060919 Page: 1 OF 3
REC'D FOR REC 06/19/2000 2:47:41PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $318.20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF June

My Commission expires: 1-9-2002

THIS INSTRUMENT PREPARED BY
T. LARRY EDMONDSON, ATTORNEY AT LAW
800 BROADWAY, THIRD FLOOR, NASHVILLE, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Celina T. Reyes-Hailey (NAME)	Same (NAME)	131-05-0-B-311
311 Summit Ridge Circle (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

James Claxton and wife, Janie K. Claxton and Bettina McDonald, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Celina T. Reyes-Hailey

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. 311 on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, as of record in Book 6841, Page 349, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Claxton and Bettina McDonald by Deed from Bob D. Anderson and wife, Betty Anderson of record in Book 9957, Page 138, Register's Office for Davidson County, Tennessee.

Janie K. Claxton joins in this conveyance to convey any marital rights she may have in the subject property.

This conveyance is made subject to Bylaws of record in Book 6841, Page 376, Master Deed of record in Book 6841, Page 349 and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement agreements of record in Book 6869, Page 157 and Book 7776, Page 899, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 311 Summit Ridge Circle, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **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 hands this 19th day of June, 2000.

James Claxton
James Claxton

Janie K. Claxton
Janie K. Claxton

Bettina McDonald

BY: James Claxton
James Claxton, Attorney-in-Fact

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Claxton and wife, Janie K. Claxton, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of June, 2000

My Commission expires:

Angela D. Watson
Notary Public

My Commission Expires

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of June, 2000, before me personally appeared James Claxton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bettina McDonald, and who acknowledged that he executed the same as the free act and deed of the said Bettina McDonald, by virtue of that Power of Attorney, duly executed by the said Bettina McDonald and appearing of record in Book 10202, Page 289 and re-recorded in Book 10704, Page 636, Register's Office for Davidson County, Tennessee.

Witness my hand ~~and~~ official seal at Nashville, Tennessee, this the 19th day of June, 2000.

My Commission Expires:

3/23/02

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires