Realty 421

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Instr:200006210061767 Page: 1 OF 2
REC'D FOR REC 06/21/2000 12:54:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

WARRANTY DEED

THIS INDENTURE, made this 14th day of June, 2000 between **CHARLES W. REDDEN AND MARY BRITT REDDEN, HUSBAND AND WIFE** of **DAVIDSON** County, Tennessee, First Parties, and Teresa Ellen Gruss

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, Charles W. Redden and Mary Britt Redden, husband and wife have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

CHARLES W. REDDEN

MARY BRITT REDDEN

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CHARLES W. REDDEN**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
Printed name: THERESA L. THRASHER

My commission expires: 3/7/02
(NOTARY SEAL)

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MARY BRITT REDDEN**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Theresa L Thrasher
Notary Public
Printed name: THERESA L. THRASHER

My commission expires: 3/2/02
(NOTARY SEAL)

PROPERTY OWNER:
Teresa Ellen Gruss
89401 Old Highway
Tavernier, FL 33070

RESPONSIBLE TAXPAYER:
New Owner

CLT#

Map & Parcel No: 117-03-0-C 116.00CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 145,000.00.

Diane K. Mann (AFFIANT)

Subscribed and sworn to before me, this 20th day of June, 2000

Notary Public
Printed Name Elizabeth J. Smith

My commission expires

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $.

(AFFIANT)

Subscribed and sworn to before me, this day of

Notary Public
Printed Name

My commission expires

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 116 on the plan of Hillsboro Place Condominiums of record in Book 5200, Page 725, amended in Book 5200, Pages 757 and 758, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Redden, an unmarried person, by deed from Larry L. Grass and wife, Sallie Grass, of record in Book 10773, Page 322, Register's Office for Davidson County, Tennessee. Charles W. Redden having since married.