This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Instr:200006260063022 Page: 1 OF 2
REC'D FOR REC 06/26/2000 9:26:37AM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $277.50

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Tammy L. Shipley 18 Sycamore Court Antioch, TN 37013	Bank of America 2059 Northlake Pkwy. Tucker, GA 30084	Map 162-16A Parcel 63 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Tammy L. Shipley
AFFIANT

Sworn to and subscribed before me
this 21st day of June, 2000.

Regina M. Hart
NOTARY PUBLIC

My Commission Expires: 12-11-2000

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **CAROLYN S. RICHARDSON, (FORMERLY KNOWN AS CAROLYN R. MOLASY), unmarried,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **TAMMY L. SHIPLEY, unmarried,** hereinafter called the **"GRANTEE"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse 14-18 on the plan of Addition to Section One-Phase One, Mill Creek Club Condominium Townhouses, of record in Book 5050, page 103, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Barry L. Molasy and wife, Carolyn S. Molasy by deed from Nancy L. Foster, unmarried, and Juana R. Collins, a married person, of record in Book 9422, page 390, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Carolyn R. Molasy by Quitclaim Deed from Barry L. Molasy, of record in Book 9756, page 673, said Register's Office.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE 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, except as follows:

1. Davidson County taxes for the year 2000 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 162-16A, Parcel 63 CO.

2. All matters appearing on the Plan of record in Book 5050, page 103, said Register's Office.

3. Declaration of Covenants and Restrictions of record in Book 4792, page 725, said Register's Office.

4. Master Deed of record in Book 4887, page 961, as amended in Book 5000, page 607, and further amended in Book 5101, page 809, said Register's Office.

5. Agreement of record in Book 5324, page 214, said Register's Office.

6. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 18 Sycamore Court, Antioch, Tennessee 37013.

WITNESS my hand this 21st day of June, 2000 in Franklin, Tennessee.

Carolyn S. Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Carolyn S. Richardson, (formerly known as Carolyn R. Molasy), the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of June, 2000, in Franklin, Tennessee.

Notary Public

My Commission Expires: 12-11-2000