Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 280,000.00
June Carlson Pearson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF June, 2000
Jacque' LaRoque
Notary Public
MY COMMISSION EXPIRES: 3/29/03
(AFFIX SEAL)

JACQUE' LaROQUE
NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires
March 29, 2003

Instr:200006260063098 Page: 1 OF 2
REC'D FOR REC 06/26/2000 10:35:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1036.00

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUNE CARLSON PEARSON	SAME	MAP 142
(NAME)	(NAME)	
1404 HAMPSHIRE PLACE		GROUP 16-A
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37221		PARCEL 72.00
(CITY) (STATE) (ZIP)	(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, PHILLIP A. WARREN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUNE CARLSON PEARSON, MARRIED

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:

Land in Davidson County, Tennessee, BEING Lot No. 72 as shown on the Plat of Devon Park, Phase II, of record in Book 6250, Page 432, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phillip A. Warren by deed from Hazel S. Warren of record in Instrument No. 200004260041227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Devon Park, of record in Plat Book 6250, page 432; Restrictive covenants contained in instrument of record in Book 6176, page 7; and amended in Book 6967, Page 156; By-Laws of Devon Park, Phase Two Homeowner's Association, Inc. of record in Book 8276, page 53; Subject to an easement for encroachments on Lots 71 and 72 as set out in Book 8809, Page 232, dated 12/2/92; Subject to an agreement for dedication of easement for water line of record in Book 7598, Page 751; all of record in the Register's Office for Davidson County, Tennessee.

***I, Sarah S. Warren, wife of Phillip A. Warren, do hereby join in the provisions of this instrument for the purpose of transferring unto the said June Carlson Pearson, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.**

unimproved ( )
This is improved (X) property, known as 1404 HAMPSHIRE PLACE, NASHVILLE, TENNESSEE 37221
(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 my hand this 22nd day of June, 2000

Phillip A. Warren
PHILLIP A. WARREN

Sarah S. Warren
SARAH S. WARREN

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 PHILLIP A. WARREN **AND WIFE, SARAH S. WARREN**

the bargainor _____, with whom I am personally acquainted or proved to me on 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 Brentwood Tennessee, this 22nd day of June, 2000.

Commission expires 3/29/03

JACQUE I. FREEZY
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires March 29, 2003

Jacque I. Freezy
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

WARRANTY DEED

FROM

PHILLIP A. WARREN

TO

JUNE CARLSON PEARSON

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027