This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Joseph Santoro
117 Shute Circle
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **64-03-0-A**
GROUP
PARCEL **37.00**

WARRANTY DEED

Instr:200006290064475 Page: 1 OF 3
REC'D FOR REC 06/29/2000 8:03:43AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1202.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruth Rebecca Riggs Young (now Mullis), unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Joseph Santoro and wife, Joan M. Santoro**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 20 on the Plan of Phase Eight, Section One, of Brandywine Pointe Subdivision, as of record in Book 7900, page 619, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rebecca R. Young by deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership dated February 16, 1994, of record in Book 9252, page 692, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ruth Rebecca Riggs Young by quitclaim deed from Bobby Hugh Young dated February 8, 1999, and filed for record in Book 11333, page 360, said Register's Office. Rebecca R. Young, Ruth Rebecca Riggs Young and Ruth Rebecca Riggs Young Mullis are one and the same persons.

This is improved property known as 117 Shute Circle, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien not yet due and payable. Map 64-03-0-A, Group , Parcel 37.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 9123, page 645, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 619, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat; health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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.

WITNESS my hand this the 28th day of June, 2000.

Ruth Rebecca Riggs Young Mullis

Ruth Rebecca Riggs Young (now Mullis)

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ruth Rebecca Riggs Young (now Mullis), unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of June, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of June, 2000.

NOTARY PUBLIC
My Commission Expires: 4/16/02

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE