Box 44
L.T.

Instr:200007030065988 Page: 1 OF 3
REC'D FOR REC 07/03/2000 2:07:19PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $577.20

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15**6**,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2000.

Notary Public

My Commission Expires: 5/28/2003

Address New Owner As Follows:
Randall L. Kinnard and wife,
Peggy S. Kinnard
111 Harpeth Trace Drive
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
143-03-0-D 111.00CO
Field Book 9DZ 72801

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SWAN BURRUS III AND WIFE, JANE M. BURRUS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RANDALL L. KINNARD AND WIFE, PEGGY S. KINNARD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment being Unit No. 111 in an Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums, of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Swan Burrus, III and wife, Jane M. Burrus by deed from Thomas G. Foster, unmarried, of record in Book 10400, page 732, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of Harpeth Trace Condominiums, of record in Book 5116, page 751, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5050, page 47, Register's Office for said County.

4. Easements granted to David L. Pollack for ingress and egress of record in Book 4734, page 901, Register's Office for said County.

5. Easements reserved in Deed of record in Book 3930, page 192, Register's Office for said County for Joseph Martin, Sr., Trustee to Davidson Road Corporation.

6. Easement for water mains and facilities and rights of ingress and egress of record in Book 5099, page 783, Register's Office for said County.

7. Agreements for dedication of easement for water mains and appurtenances of record in Book 5142, page 690, Register's Office for said County, (David L. Pollack to Metro on April 28, 1977) and Book 5142 page 694, said Register's Office (Harpeth Glen Corporation to Metro on April 28, 1977)

8. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5120, page 208, Register's Office for said County as amended in Book 5120, page 918 and Book 5182, page 767 and further at Book 5182, page 769, Register's Office for said County.

9. Charter establishing Harpeth Trace Association of record in Book 5120, page 199, Register's Office for said County.

10. Rights of others in and to the common elements.

This is improved property known as 111 Harpeth Trace Drive, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of June, 2000.

Swan Burrus, III

Jane M. Burrus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SWAN BURRUS, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2000.

Notary Public

My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE M. BURRUS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2000.

Notary Public

My Commission Expires: 5/28/2003