Instr:200007050056288 Page: 1 OF 2
REC'D FOR REC 07/05/2000 8:38:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00.

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2000.

_____
Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Paul Alan Root
316 Yorkshire Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
ABN AMRO Mortgage Group
2600 W. Big River Road
Troy, MI 48084

MAP-PARCEL NUMBERS:
161-11-0-C 022.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis T. Pedersen, a married person,** hereinafter referred to as Grantors, hereby transfers and conveys to **Paul Alan Root, an unmarried person,** hereinafter referred to as 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 Unit No. 404, Building D, on the Plan of the Resubdivision of Lot 1, of Phase IV, Villages of Brentwood, of record in Book 6900, Page 471, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis T. Pedersen, a single man, by Warranty Deed from Marsha H. Denton, unmarried of record in Book 9363, Page 576, said Register's Office. Dennis T. Pedersen having since married. Dennis T. Pederson, having since married. Spouse joins in this conveyance to convey any and all interest she may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 471, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7231, Page 789, and Book 7494, Page 689, Register's Office for Davidson County, Tennessee.

Easement for Sewer of record in Book 7416, Page 229 and 291and Book 6730, Page 508, said Register's Office.

Open Space of record in Book 7397, Page 382 and 384, said Register's Office.

Charter of record in Book 6158, Page 352, Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927, and Book 8163, Page 593, said Register's Office.

By-Laws of record in Book 7231, Page 809 and 816, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 316 Yorkshire Circle, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of June, 2000.

Dennis T. Pedersen

Susan Pedersen

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 Dennis T. Pedersen and Susan Pedersen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2000.

Notary Public

11/18/01
My Commission Expires

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

01959-BP