PICK-UP

Instr:200007050066525 Page: 1 OF 2
REC'D FOR REC 07/05/2000 12:08:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $730.75

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $197,300.00

Affiant

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

Notary Public

My Commission Expires: 9-23-00

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
LOISE A. WITHERSPOON	NEW OWNER	131-05-0C
356 Ardsley Place		356.00 CO
Nashville, Tennessee 37215		07DA92343

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES R. DUNAVANT AND WIFE, VIDA A. DUNAVANT, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LOISE A. WITHERSPOON, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 356 Ardsley Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this day of,.

CHARLES R. DUNAVANT

By: _____
TOM PATTERSON, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

VIDA A. DUNAVANT

By: _____
TOM PATTERSON, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM PATTERSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said CHARLES R. DUNAVANT and VIDA A. DUNAVANT, and is authorized by the said CHARLES R. DUNAVANT and VIDA A. DUNAVANT, to execute this instrument on their behalf.

Witness my hand, at [illegible] day of [illegible].

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 356, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and By-Laws and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6674, page 583 and Book 6566, page 4, and Book 6822, page 721; (3) Easements of record in Book 4161, page 814, Book 6229, page 484, Book 6303, page 601, Book 4377, page 710 and Book 4403, page 627; (4) Charter of record in Book 7925, page 64, and Book 8350, page 426; (5) Agreement of record in Book 6702, page 330; (6) Resolution of record in Book 7052, page 19; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 699, said Register's Office.