Box 52

Instr:200007050066640 Page: 1 OF 2
REC'D FOR REC 07/05/2000 2:19:22PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $210.90

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39085** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: 3-30-03

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
LINDA DILLASHAW **21 Vaughn's Gap Road, Unit #J-160** **Nashville, Tennessee 37205**	Churchill Mortgage 761 Old Hickory Blvd Ste 400 Brentwood, TN 37027	**129-15-A-160** **9DZ 73365**

FOR AND IN 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 **I, DAVID EDGAR HARDMAN, MARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA DILLASHAW**

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:

BEING Unit No. 160 of BELLE MEADE HIGHLANDS CONDOMINIUM, as created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said unit as set forth in Exhibit A-I of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

BEING the same property conveyed to Alline Vaughn Puckett, Trustee, by Deed from H M Properties, Inc., a Tennessee corporation, of record in Book 8136, page 919, Register's Office for Davidson County, Tennessee and being the same property conveyed to David Edgar Hardman by Quitclaim Deed from Alline Vaughn Puckett Dye, Trustee, the same being recorded simultaneously herewith. The said Amy Hardman, wife of David Edgar Hardman, joins in this conveyance for the sole purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This conveyance is made subject to:

1. **2000 taxes – a lien not yet due and payable, which have been prorated between the parties and assumed by the Grantee. By acceptance of this instrument, Grantee undertakes to pay such taxes and to indemnify and hold harmless Grantor against liability, loss or damage resulting from Grantee's non-payment thereof.**

2. **Sanitary sewers and/or storm drainage easement and a 10-foot temporary construction easement conveyed by deed from James M. Fischer, Jr., to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 19, 1974, of record in Book 4816, page 427, and corrected in Book 4881, page 710, Register's Office for said County.**

3. **Matters contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominium of record in Book 7091, page 302, Register's Office for said County, and the By-Laws and Site Plan appended thereto.**

Unimproved ( )
This is improved (X) property, known as **21 Vaughns Gap Road, Unit 160, Nashville, Tennessee 37205**
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 OUR HANDS, THIS 30TH DAY OF JUNE, 2000.

DAVID EDGAR HARDMAN **AMY HARDMAN**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, A Notary Public in and for said County and State, the within named DAVID EDGAR HARDMAN and wife, AMY HARDMAN, the bargainors, 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 Nashville, Tennessee, this the 30th day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 5/26/02