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[Instr:200007060067148 Page: 1 OF 2
REC'D FOR REC 07/06/2000 1:57:43PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $314.48

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,995.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 5-30-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LYNDA G. GAGEN (NAME)	SUNTRUST MORTGAGE, INC. (NAME)	MAP 163-11
401 OAK FORGE DRIVE (ADDRESS)	901 SEMMES AVE. (ADDRESS)	GROUP A
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	RICHMOND, VA 23224 (CITY) (STATE) (ZIP)	PARCEL 028.00

FOR AND 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, WE, LAURA M. MOTES, UNMARRIED; HERMAN MOTES AND WIFE, DELORES MOTES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYNDA G. GAGEN, UNMARRIED

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:

Land in Davidson County, Tennessee, BEING Lot No. 28 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Book 5200, Page 695, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Laura M. Motes and Herman Motes by deed from Lillie E. Nevils, Unmarried of record in Book 10864, Page 602, Register's Office for Davidson County, Tennessee.

Grantee hereby agrees to assume indebtedness secured by Deed of Trust to SunTrust Mortgage of record in Book 10864, Page 605, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete terms and conditions.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, Page 4991; Book 5200, Page 515; Book 5200, Page 695; and Book 6900, Page 250; Declaration of Covenants, Conditions, and Restrictions recorded in Book 6040, Page 538; Book 6350, Page 858; amended in Book 6651, Page 207; By-Laws of record in Book 6040, Page 576; amended in Book 6306, Page 644; Sewer line easement of record in Book 6859, Page 672; Agreement for use of Dumpster Facility of record in Book 7224, Page 195; Conveyance of Common Area to Homeowner's Association in Book 6040, Page 534; Charter of record in Book 4887, Page 495; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 401 OAK FORGE DRIVE, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of June, 2000

Laura M. Motes
LAURA M. MOTES

Delores Motes
DELORES MOTES

Herman Motes
HERMAN MOTES

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 LAURA M. MOTES, UNMARRIED; HERMAN MOTES AND WIFE, DELORES MOTES

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2000.

Commission expires 5-30-2004

Catherine R Vass
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

CATHERINE R VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004

WARRANTY DEED

FROM

LAURA M. MOTES AND HERMAN MOTES AND WIFE, DELORES MOTES

TO

LYNDA G. GAGEN

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027