Instr:200007070067550 Page: 1 OF 2
REC'D FOR REC 07/07/2000 1:54:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $490.25

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James Jay Gilchrist, et ux	SunTrust Mortgage, Inc	Map 142-10
613 Baugh Road	P.O. Box 79041	Parcel 96
Nashville, TN 37221	Baltimore, MD 21279	

This instrument was prepared by: David A. Childress, Attorney,
102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **ROBERT S. LARKINS and wife, JANICE E. LARKINS** (hereinafter referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **JAMES JAY GILCHRIST and wife, PAMELA J. GILCHRIST** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Green Meadows, Section 1, as of record in Book 5050, page 92, in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 22 fronts 110.0 feet on the southerly side of Baugh Road, and runs back 186.37 feet on the easterly line and 129.25 feet on the westerly line to a line in the rear measuring 99.67 feet thereon.

Being the same property conveyed to Robert S. Larkins and wife, Janice E. Larkins by deed from Harvey N. Feinstein and wife, Elaine J. Feinstein, of record in Book 9498, page 347, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 Davidson County taxes which have been prorated between the parties and assumed by the Grantee;

2. Matters shown on the Plan of record in Plat Book 5050, page 92, Register's Office for Davidson County, Tennessee and all matters and easements and setback lines shown thereon;

3 Restrictive covenants of record in Book 5376, page 552, Register's Office for Davidson County, Tennessee;

4. Survey by Campbell, McRae and Assoc. Surveying, Inc., dated 09-01-94 shows a thirty foot minimum building setback line and a ten foot public utility and drainage easement along the back lot line.

This is improved property commonly known as 613 Baugh Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that GRANTORS 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $132,500.00.

James Gary Gilchrist
Affiant

Subscribed and sworn to before me this 5th day of July, 2000.

David A. Childress
Notary Public

My commission expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WITNESS our hand this 5 day of July, 2000.

Robert S. Larkins

Janice E. Larkins

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 bargainor, **ROBERT S. LARKINS and wife, JANICE E. LARKINS**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of July, 2000.

David A. Childress
Notary Public

My Commission Expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN