Instr:200007170070070 Page: 1 OF 3
REC'D FOR REC 07/17/2000 9:36:25AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1295.75

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17266**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $347,500.00. Michael J. Dimond Affiant Subscribed and sworn to before me, this 14th day of JULY, 2000. GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner: Mr. Michael J. Dimond 27 Washington Park Nashville, Tennessee 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map 116-8-B Par 27.00 CO FB 07DA 73635

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, CATHERINE M. SOUDER BARNETT, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL J. DIMOND, UNMARRIED ("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 27 Washington Park, Nashville, Tennessee 37205.

DONALD BARNETT, the spouse of Catherine M. Souder Barnett, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said Catherine M. Souder Barnett.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of JULY, 2000.

Catherine M. Souder Barnett
CATHERINE M. SOUDER BARNETT

Donald Barnett
DONALD BARNETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DONALD BARNETT, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of JULY, 2000.

Linda [illegible] NOTARY PUBLIC AT LARGE [illegible] COUNTY, TN.
Notary Public

My Commission Expires: 3/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CATHERINE M. SOUDER BARNETT, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of JULY, 2000.

Notary Public

My Commission Expires: _____

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 Lot No. 27 on the Plan of Revision #2, Sugartree, Phase 2, as of record in Plat Book 4860, pages 56 and 57, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5052, page 840, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Catherine M. Souder by deed from Albert Hale Hooper and wife, Nancy Hooper of record in Book 8302, page 862, said Register's Office. The said Catherine M. Souder having since married.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61 and Book 11758, page 466; (3) Easements of record in Book 7061, page 100, Book 5061, page 285; and (4) All matters appearing on the Plan of record in Plat Book 4860, pages 56 and 57, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5052, page 840, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office.