STATE OF TENNESSEE
COUNTY OF DAVIDSON

Instr:200007180070970 Page: 1 OF 2
REC'D FOR REC 07/18/2000 2:07:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $777.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Sloan G. LeMauns
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2000.

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
David D. LeMauns and Sloan G. LeMauns
1910 Randolph Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 131-07-0-E-002.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan A. Marianelli, an unmarried person,** hereinafter referred to as Grantor, hereby transfers and conveys to **David D. LeMauns and wife, Sloan G. LeMauns,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 1-A on the Zone Lot Division of Lot 1 of the Plan of Evergreen, of record in Plat Book 6250, page 917, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SUSAN A. MARIANELLI, unmarried, by deed from Belle Meade Builders, Inc., a Tennessee corporation, of record in Book 6865, page 812, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 917, Register's Office for Davidson County, Tennessee.

All matters as they pertain to this lot in plats of record in Book 1424, page 40; Book 2854, page 11; Book 6250, page 395; and Book 6250, page 589, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying her prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1910 Randolph Place, Nashville, Tennessee 37215

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Susan A. Marianelli

Susan A. Marianelli

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 Susan A. Marianelli, an unmarried person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2000.

Notary Public

10/22/01

My Commission Expires

01819-JC