WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

CINDY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 28, 2002

Instr:200007200071876 Page: 1 OF 2
REC'D FOR REC 07/20/2000 2:48:44PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $395.90

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOLLY HUNSICKER (NAME)	**SUNTRUST MORTGAGE, INC.** (NAME)	MAP 142-09-0-A
741 Albar Drive (ADDRESS)	**901 SEMMES AVENUE** (ADDRESS)	PARCEL 053CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	**RICHMOND, VA 23224** (CITY) (STATE) (ZIP)	

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, EILEEN K. CARELL ALLEN AND HUSBAND, THOMAS MATTHEW ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOLLY HUNSICKER

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 Unit No. 46-A on the Plan of Doral Country Villa Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5011, Page 395, and as amended in Book 5015, Page 251, and made applicable to Section 3, in Book 5119, Page 749, and further amended in Book 5124, Page 167, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Doral Country Villa Condominiums, as of record in Book 5050, Page 48, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Eileen K. Carell, by Deed from J. W. Carell and wife, Janet K. Carell, of record in Book 10830, Page 50, Register's Office for Davidson County, Tennessee. The said Eileen K. Carell having since married and now being Eileen K. Carell Allen.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also

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This is unimproved ( ) improved (X) property, known as 741 Albar Drive, Nashville, TN 37221 (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 our hand s this 30th day of June, 2000

Eileen K. Carell Allen
EILEEN K. CARELL ALLEN

Thomas Matthew Allen
THOMAS MATTHEW ALLEN

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subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums, of record as aforementioned, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantor(s) herein.

Thomas Matthew Allen, spouse of the above named Eileen K. Carell Allen, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

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 EILEEN K. CARELL ALLEN AND HUSBAND, THOMAS MATTHEW ALLEN, 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 Brentwood, Tennessee, this 30th day of June, 2000.

My Commission Expires: 5/28/03

Notary Public

