This Instrument Prepared by Gerard Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-3594

AREL-02996

Instr:200007250073326 Page: 1 OF 3
REC'D FOR REC 07/25/2000 9:36:25AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $525.40

WARRANTY DEED

THIS INDENTURE, made this 21st day of July, A.D., 20 00, between **MICHAEL R. BIDDLE, unmarried,** of the City of Nashville, , State of Tennessee , First Parties, and Douglas Tackett and wife, Jennifer Tackett

of the City of Nashville , State of Tennessee , Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of One hundred forty-two thousand ($142,000.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being a part of the Plan of Roderick Square, a Horizontal Property Regime, as of record in Plat Book 6250, page 928, said Register's Office, the part hereby described being:

Unit No. 3312 on said Plan, and as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Roderick Square Condominiums.

BEING the same premises which Mark W. Smith Etux, by Deed dated March 31,2000 and recorded in Davidson County, Tennessee as Instrument No. 200004050034084 &c., granted and conveyed unto Michael R. Biddle, unmarried, in fee.

MAXIMUM PRINCIPAL INDEBTEDNESS
IS $ [illegible]

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except See Exhibit "B"

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

$142,000.00
GK

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 142,000.00 Affiant Sarah A. Fitts

Subscribed and sworn to before me this 21 day of July 20 00.

Notary Public Lauren S. Kahler

TENNESSEE NOTARY PUBLIC HERFORD COUNTY, TENNESSEE LARGE Comm. exp. 3-18-2002

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Michael R. Biddle (L.S.)

_____(L.S.)

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Iredell **:ss**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **MICHAEL R. BIDDLE, unmarried**, the within named bargainor, 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 office, in Mecklenburg County, this 20th day of July, 2000

Helen McDaniel
Notary Public

My Commission expires My Commission Expires 4-21-2004

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Douglas and Jennifer Tackett
ADDRESS 3312 Hillsboro Road
Nashville, TN 37215

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME
ADDRESS_____

Schedule "B"

Conveyance is subject to Easements and/or setback lines and all other matters of record in Plat Book 6250, page 928 of the Register's Office for Davidson County, Tennessee; Master Deed and By-Laws of record in Book 6867, page 385 of the Said Register's Office, said Master Deed and By-Laws contain a lien for the maintenance fee.

Map : 117/07/H/10.00CO