This Instrument Prepared by:
Michael P. Davis, Attorney
109 C East Avenue
Goodlettsville, TN 37072
From information provided
by the parties

Name and Address of New Owner
Brance E. Beaty
344 Hickory Place
Nashville, TN 37214

Send Tax Bills to:

SAME

MAP: 96-11-A
PARCEL: 047 CO

WARRANTY DEED

Instr:200007310075042 Page: 1 OF 2
REC'D FOR REC 07/31/2000 9:35:09AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $277.50

THIS INDENTURE, made this 28th day of July, 2000, between

Steven Ford, a married man,

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Brance E. Beaty, an unmarried man,

of Wilson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Unit F-4, Phase VI, Hickory Place Condominiums as shown on Exhibit "C" to the Amendment to the Master Deed of Hickory Place Condominiums of record in Book 7015, page 192, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description. Unit F-4 being part of the unit plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, page 795, said Register's Office.

Being the same property conveyed to Steven Ford, unmarried, by deed of record in Book 11208, page 738, and as corrected and re-recorded in Book 11306, page 657, in the Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to 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, as amended, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 land embracing the regime and buildings 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 Hickory Place Condominiums of record in Book 6472, page 435, and instruments of record in Book 6476, page 663, Book 6654, page 910, Book 6759, page 533, Book 7015, page 182, Book 7015, page 187, and Book 7015, page 192, all in said Register's Office.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2000 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The undersigned, Crystal Ford, spouse of Steven Ford, joins in the execution of this instrument for the purpose of conveying to Grantee all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower and any and all other marital rights.

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

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Steven Ford

Crystal Ford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Ford and Crystal Ford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of July, 2000.

Notary Public

My Commission Expires: 10/14/2001

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $75,000.00.

Affiant

Sworn to and subscribed before me, this
28th day of July, 2000.

Notary Public

My Commission Expires: 10/14/2001