Instr:200008020076709 Page: 1 OF 2
REC'D FOR REC 08/02/2000 3:36:03PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $257.15

THIS INSTRUMENT PREPARED BY CLAUDIA C. BONNYMAN, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 13th day of April, A. D. 2000, between CLAUDIA C. BONNYMAN, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and DAVID TODD, AGENT, A. FITTIPALDI, INC., party of the second part,

WITNESSETH, that by decrees of said Court, in the cause of Sabrena Roberts, Plaintiff and Ella Howard, et al., Defendants, Case No. 98-482-I, and entered as Order I. D. Nos. 167996 and 168406, Feller Brown Auction Company did on the 4th day of March, 2000, sell at public auction the real estate hereinafter described to the said DAVID TODD, AGENT, A. FITTIPALDI, INC. For SIXTY NINE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS ($69,500.00), as appears from the said agreed orders, and the said consideration having been paid as required by the decree of said Court confirming said sale,

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decrees, the said CLAUDIA C. BONNYMAN, as such Clerk and Master, does hereby transfer and convey to the said DAVID TODD, AGENT, A. FITTIPALDI, INC. and to his heirs and assigns forever, subject to provisions hereinafter set out, said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows - viz:

> Land in Davidson County, Tennessee, being Lot 289 in the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for said County.
>
> Said Lot No. 289 fronts 65 feet on the northerly side of Sunnyview Drive, and extends back 150.1 feet on the easterly line and 152.0 feet on the westerly line to a dead line in the rear measuring 65.02 feet thereon.
>
> Being the same property conveyed to A & R Builders, a partnership, composed of Albert F. Warner and James R Greer by deed from Early Hawkins and William C. Greer of record on Book 4706, Page 18, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Quitclaim Deed from Shirley Ann Roberts, to Escue Roberts, Jr. as recorded in Book 5253, Page 591, Register's Office for Davidson County, Tennessee.
>
> This property is commonly referred to as 3040 Sunnyview Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to the said DAVID B. TODD, AGENT. A. FITTIPALDI, INC.

and to his heirs and assigns forever, subject to the provisions hereinafter set out.

THIS CONVEYANCE is subject to all taxes for 2000 which are assumed by the purchaser and suc easements, restrictions, and encroachments as may affect said property.

IN WITNESS WHEREOF, the said CLAUDIA C. BONNYMAN, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Claudia C Bonnyman
Clerk and Master

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, ~~Jana Herrera,~~ Vicki Bailey a Notary Public in and for said County and State, the within named CLAUDIA C. BONNYMAN, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 13th day of April, 2000.

Vicki Bailey
NOTARY PUBLIC

VICKI BAILEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

~~My Commission expires November 29, 2003.~~
My Commission Expires JAN. 27, 2001

New Owners: David B. Todd
3040 Sunnyview Drive
Nashville, TN 37218

Tax Bills Sent To: Union Planters
215 Forrest Street
Hattiesburg, MS 39401

Map & Parcel: 059050/28500

Return Recorded Documents to:
Rudy Title & Escrow
100 Hazel Path, Suite A
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual value or consideration, whichever is greater, for this transfer is $69,500.00.

E B Moore
Affiant

Subscribed and sworn to before me this 13th day of April, 2000.

Notary Public
My Commission Expires:

NOTARY PUBLIC AT LARGE