This instrument prepared by:
Thomas N. Jones. Attorney
339 Main Street
Franklin. TN 37064

Instr:200008070078307 Page: 1 OF 2
REC'D FOR REC 08/07/2000 2:28:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $440.30

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sergio Cardona & Maria C. Cardona, Sergio E. Cardona & Eric O. Cardona 286 Ocala Drive Nashville, TN 37211	SunTrust Bank, N. A. 201 4th Avenue North Nashville, TN 37219	162-05-0-0-108.00

WARRANTY DEED

For and in 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, **Mitchell D. Menning and wife, Kara L. Menning,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Sergio Cardona and wife, Maria C. Cardona, Sergio E. Cardona, unmarried, and Eric O. Cardona, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 191, Section 1, on the Plan of Hickory Valley Subdivision, as of record in Book 4175, page 75, 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 Mitchell D. Menning and wife, Kara L.. Menning, by deed from Frank A. Glenn and wife, Donna M. Glenn, of record in Book 11076, page 111, Register's Office of Davidson County, TN.

Subject to the following restrictions and conditions:

1. 2000 County property taxes are a lien, but not yet due and payable. (162-05-0-0-108.00)
2. All matters on the Plan of record in Plat Book 4175, page 75, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Subject to notes on the Plan of record.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as: 286 Ocala Drive, Nashville, TN 37211.

WITNESS OUR HANDS THIS 21ST DAY OF JULY, 2000, IN NASHVILLE, TENNESSEE.

MITCHELL D. MENNING

KARA L. MENNING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Mitchell D. Menning and Kara L. Menning,** the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of July, 2000, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-2-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $119,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 21st day of July, 2000, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-2-2002