Instr:200008090078958 Page: 1 OF 2
REC'D FOR REC 08/09/2000 11:21:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $280.83

Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,900.00

James D Cozart
Affiant

Subscribed and sworn to before me, this 31st day of July 2000.

AMY CROSS NANCE NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public
My commission expires: 04/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
James Derrick Cozart	Southeastern Mortgage	142-04-A-72.00
210 Old Hickory Blvd. Unit 72	115 29th Avenue South	
Nashville TN 37221-0000	Nashville, Tn 37212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Cynthia Humes Loflin a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to James Derrick Cozart an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 72, in Belle Forrest, a Condominium, a Horizontal Property Regime, located on Davidson County, Tennessee, and described in a Master Deed recorded in Book 5438, page 699 and amended in Book 6082, page 866 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat appended thereto as Exhibit B. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Belle Forrest contained in the Master Deed and By-Laws appended thereto, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Cynthia L. Humes (now known as Cynthia Humes Loflin) by deed from Richard T. Wallace of record in Book 9593, page 807 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2000 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5438 Page 699 and amended in Book 6082, page 866.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also 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, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " 3) Easement agreement of record in Book 5074, page 945 4) All matters appearing on plan of Belle Forrest of record in Book 5200 Page 167, Register's Office for Davidson County,

Tennessee

This property is improved property known as 210 Old Hickory Blvd. Unit 72, Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 31st day of July, 2000.

Cynthia Humes Loflin

Who joins in this conveyance for the sole purpose of conveying any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Humes Loflin and J. Loflin, the bargainor(s), 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 31st day of July, 2000.

Notary Public

My Commission expires: 04/20/03