THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Instr:200008090079120 Page: 1 OF 2
REC'D FOR REC 08/09/2000 2:42:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $876.90

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Mary R. Fortner 4400 Belmont Terrace, Unit #207 Nashville, TN 37215	Home Mortgage Inc. 305 Turnberry Circle Brentwood, TN 37027	16DA 39593 13-3C-207

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,

Ralph S. Sikes and wife, Donna A. Sikes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary R. Fortner, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 207 in a Horizontal Property Regime located on the plat of Section Eight, Arden Place, of record in Plat Book 5210, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in the Tennessee Code Annotated, and is subject to the provisions and requirements, easements, rights and interest in favor of other unit owners and all sewer, water, utility and telephone 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 and other undertakings contained in the Master Deed establishing the Horizontal Property Regime for Arden Place, of record in Book 4628, Page 473, Book 4754, Page 455, supplemented in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592 and Book 5514, Page 636; and the dedication of common area of record in Book 5091, Page 725, corrected in Book 5094, Page 501 and the Charter of record in Book 4749, Page 635; and all matters appearing in the Plat of record in Plat Book 5210, Page 7, said Register's Office.

Being the same property conveyed to Ralph S. Sikes and wife, Donna A. Sikes by Deed of record in Book 9550, Page 875, Register's Office for Davidson, County, Tennessee

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 4400 Belmont Terrace, Unit #207 Nashville, TN 37215

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

WITNESS OUR HANDS THIS 31st day of July, 2000

Ralph S. Sikes Donna A. Sikes

Ralph S. Sikes Donna A. Sikes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ralph S. Sikes and wife, Donna A. Sikes

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 31st day of July, 2000

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2000

My Commission Expires: August 24, 2003

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.