Instr:200008160081126 Page: 1 OF 2
REC'D FOR REC 08/16/2000 10:22:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $859.70

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,350.00.

Dee E. Webb
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of August, 2000.

Martha J. Campbell
Notary Public

My Commission Expires: 09/07/2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stuart K. Boone and Lee Anne Bruce
7008 Collinswood Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Columbia National Inc.
7142 Columbia Gateway Drive
Columbia, MD 21046

MAP-PARCEL NUMBERS:
155-08-0-C-055.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Landmark Management Corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Stuart K. Boone and Lee Anne Bruce, husband and wife**, hereinafter referred to as 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 Lot 55 on the Plan of Poplar Creek Estates, Phase 2 of record in Book 6900, pages 339-347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Landmark Management Corporation, by deed from Lee Chira, Trustee, as of record in Book 10987, page 936, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6900, Pages 399-347, and Book 7900 pages 888-889, Register's Office for DavidsonCounty, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6474, Page 346, Book 6486, page 587, Book 6662, page 433, Bok 6804, page 536, Book 6987, page 966, Bok

7270, page 648, Book 7964, page 33, Book 9472, page 824, Book 10425, page 93, Book 11249, page 763, Book 11356, page 662, Register's Office for Davidson County, Tennessee.

Any lien for Homeowner's Association Dues, if any.

Homeowner's Association Charter of record, said Register's Office.

Storm water detention agreement of record in Book 7099, page 299, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7008 Collinswood Drive, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 9th day of August, 2000.

Landmark Management Corporation
By: _____
Michael Hartley, Secretary

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 Michael Hartley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the Secretary of Landmark Management Corporation the within named bargainor, a corporation, and that he as such Secretary, being duly authorized to execute the forgoing instrument for the purposes therein contained signing the name of the corporation by himself as such Secretary.

Witness my hand and official seal this 9th day of August, 2000.

_____
Notary Public

04/27/2003
My Commission Expires