Instr:200008160081290 Page: 1 OF 2
REC'D FOR REC 08/16/2000 3:39:44PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $641.95

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IAN H. FENTIE	JEFFERSON HERITAGE MORTGAGE	Map 116-8N
(NAME)	(NAME)	
211 Woodmont Circle	P.O. Box 14200	Parcel 001.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Saint Louis, MO 63178	7DA-93331
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, DOUGLAS R. CAVENER AND WIFE, LAN WU CAVENER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IAN H. FENTIE, AN UNMARRIED PERSON

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. 1A on the plan of Cavener Place Condominiums, of record in Plat Book 9700, page 596, Register's Office for said County, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 10623, page 226, as amended in Instrument No. 200006050055771, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements appurtenant to said units as set forth in said Master Deed, to which reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Douglas R. Cavener, Unmarried by Deed from Matthew S. Dennis and wife, Elizabeth D. Dennis, of record in Book 9394, Page 118, Register's Office for Davidson County, Tennessee. The said Douglas R. Cavener having quitclaimed his interest in the property to Douglas R. Cavener, a married man and Lan Wu Cavener, his wife, of record in Book 10783, page 913, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Master Deed and By-Laws of record in Book 10623, Page 226, and amended in Instrument No. 200006050055771, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) unimproved ( ) property, known as 211 Woodmont Circle, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 14th day of August, 2000

Douglas R. Cavener
DOUGLAS R. CAVENER

Lan Wu Cavener
LAN WU CAVENER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS R. CAVENER AND WIFE, LAN WU CAVENER

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 NASHVILLE, Tennessee, this 14th day of August, 2000.

Commission expires May 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public