(1)

Bot 36
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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 422,500.00

William G Gates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 2000

ROBERT L. SCOTT NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES: (AFFIX SEAL) EXP 03/24/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Gates (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 145
1811 Tyne Boulevard (ADDRESS)	P.O. Box 57028 (ADDRESS)	PARCEL 91
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Irvine, CA 92619-7028 (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, William F. Flanagan and wife, Gail H. Flanagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William G. Gates and wife, Mary Beth Gates

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 Lot No. 4 on the Plan of Tyne Hill Estates of record in Book 4175, page 27, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William F. Flanagan and wife, Gail H. Flanagan by deed of record in Book 4280, page 476, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 27, said Register's Office; (c) restrictive covenants of record in Book 4254, page 520, said Register's Office; and (d) Road Maintenance Agreement of record in Book 4280, page 476, said Register's Office (by accepting this Deed, the grantees herein covenant to succeed to the responsibility for this one-fourth of maintenance and upkeep of the private 30-foot roadway and public utility easement and all parts thereof shown on plan of Tyne Hill Estates of record in Book 4175, page 27, said Register's Office, as provided for therein).

Instr:200008220082990 Page: 1 OF 2
REC'D FOR REC 08/22/2000 12:36:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1563.25

unimproved ( )
This is improved (X) property, known as 1811 Tyne Boulevard, Nashville, Tennessee 37215
(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 15th day of August 2000

William F. Flanagan

William F. Flanagan

Gail H. Flanagan

Gail H. Flanagan

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 William F. Flanagan and wife, Gail H. Flanagan

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 16th day of August, 2000.

Commission expires

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE

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, and corporation, 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 corporation, 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