Box 11

WARRANTY DEED

Instr:200008240083879 Page: 1 OF 3
REC'D FOR REC 08/24/2000 2:13:18PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $303.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF August, 20 00

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY:
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tera Sneed (NAME)	SunTrust Bank (NAME)	MAP 136-10-O-B
3553 Seneca Forest Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 72 CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Robyn L. Tipton, formerly known as Robyn L. Tinch and husband, Anthony D. Tipton.

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

A certain condominium unit in Davidson County, Tennessee, described as follows:

BEING Unit 27A on the Plan of A Revision of Lots 21-32, 39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest, as of record in Plat Book 6250, Page 49, as amended in Book 9680, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robyn L. Tinch by Quitclaim Deed from Patrick J. Salcedo, an unmarried person, of record in Book 9962, Page 55, and by Warranty Deed from Brent Foster, of record in Book 9831, Page 148, Register's Office for said County. The said Robyn L. Tinch now married and now Robyn L. Tipton.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5931, Page 645; Book 6145, Page 435; Book 6199, Page 270; Book 5931, Page 677; Book 6145, Page 433; Book 6145, Page 434, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 3553 Seneca Forest Drive, Nashville, TN 37217
(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 18th day of August, 20 00

Robyn L. Tipton
Robyn L. Tipton

Anthony D. Tipton by Robyn L. Tipton
Anthony D. Tipton
Atty. in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Robyn L. Tipton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Anthony D. Tipton as his Attorney in Fact as the free act and deed of the within named Anthony D. Tipton.
Witness my hand and official seal at Nashville, Tennessee the 18th day of August 2000.

My Commission Expires: 3/24/01

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 Robyn L. Tipton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 18th day of August 2000.

My Commission Expires: 3/29/03

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

LEGAL DESCRIPTION CONTINUATION

and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 49, as amended in Book 9680, Page 157, said Register's Office.

The said Anthony D. Tipton joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney being recorded simultaneously herewith.