STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00.

Karen Maria Clement
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of September, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 10/03/00 14:30 2pgs
Fees:11.00 Taxes:255.30
20001003-0098019

ADDRESS NEW OWNER(S) AS FOLLOWS:
Karen Maria Clement
709 Holder Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 136-14-0-153.00

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, **Sonia Beaty, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Karen Maria Clement, a single woman** 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:

Being Zone Lot No. 70-A, Zone Lot Division, Lots Nos. 67-70, Harbor Gate, Section I, of record in Plat Book 6200, page 331, amending Plat Book 5200, page 712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sonia Beaty, unmarried by Warranty Deed from Kimberly Kay Harkreader and husband, Brian Harkreader of record in Book 10216, page 749 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6200, Page 331 amending Plat Book 5200, page 712, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6221, page 253; Book 6366, page 494 and in Book 6486, page 436, Register's Office for Davidson County, Tennessee.

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

County taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 709 Holder Drive, Nashville, Tennessee 37217.

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 28th day of September, 2000.

Sonia Beaty

Sonia Beaty

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 Sonia Beaty, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2000.

Notary Public

11-18-01
My Commission Expires

DAVID B. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.