THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/26/00 10:30 2pgs
Fees:11.00 Taxes:329.30
20001026-0106116

ADDRESS NEW OWNER:
Jo Ann Price
609 A Belgium Drive
Hermitage, TN 37076

MORTGAGEE:
Franklin American Mortgage Co.
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

SEND TAX BILLS:
Mortgagee
FRANKLIN AMERICAN MTG. CO
501 CORPORATE CENTER DR STE 400
FRANKLIN, TN 37067

MAP-PARCEL:
Map 75-12
Part of Parcel 17
FB #4D-67707

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richardson Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jo Ann Price and Brian C. Price,** as tenants in common, 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:

> Being Unit No. A on the Plan of 609 Belgium Drive Condominiums, as described on Exhibit "B" to the Master Deed for Belgium Drive Condominiums, as of record in Instrument No. 20000926-0095218, Register's Office for Davidson County, Tennessee, to which Exhibit reference is hereby made for a more complete description.
>
> Being a part of the same property conveyed to Richardson Construction, Inc., by deed from James Patrick Barrett, et. al., as of record in Book 10789, page 62, Register's Office for Davidson County, Tennessee.

This is improved property known as 609 A Belgium Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4849, page 767, Book 5020, page 58, Book 5028, page 357, Book 5545, page 321, Book 6017, page 179; Master Deed and Bylaws for 609 Belgium Drive Condominiums of record in Instrument No. 20000926-0095218; and easements, covenants and conditions as shown on the Plan of record in Plat Book 4675, page 140, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantors.

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 hands this 19th day of October 2000.

RICHARDSON CONSTRUCTION, INC.

BY: _____
DAREL RICHARDSON, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darel Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Richardson Construction, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 19th day of October 2000.

_____
NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $89,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 19th day of October 2000.

_____
NOTARY PUBLIC

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 10/26/03