RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 16769SP

Davidson County DEEDWARR
Recvd: 11/15/00 14:12 3pgs
Fees:15.00 Taxes:943.50

20001115-0113362

WARRANTY DEED

Name and Address of New Owner:
William C. Spining
6212 Palomar Court
Nashville, Tennessee 37211

Send Tax Bills To:

SAME AS ABOVE

Street Address of Subject Property:	**Map-Parcel No:**
6212 Palomar Court	**Map 172-10-B**
Nashville, Tennessee 37211	**Parcel 074.00CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Belmont Homes, L.L.C., a Tennessee Limited Partnership**, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto **WILLIAM C. SPINING AND WIFE, ERIN D. SPINING**, hereinafter called **"GRANTEES,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Christiansted Valley, Phase I, of record in Instrument # 200002150015149 and 200002150015150, 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 Belmont Homes, L.L.C., by Warranty Deed from Regent Development, LLC, of record in Instrument # 200007270074086, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. All matters shown on the Plan of record in Instrument # 200002150015149, and Instrument # 200002150015150, Register's Office for Davidson County, Tennessee; and

3. Declaration of Covenants, Conditions and Restrictions with Architectural Standards and By-Laws appended thereto of record in Instrument # 19991221030559 and amended in Instrument # 200007280074515, Register's Office for Davidson County, Tennessee; and

4. Storm Water Detention Agreement of record in Book 11628, page 8, Register's Office for Davidson County, Tennessee; and

5. Easement for flow of any creeks; and

6. Charter of Christiansted Valley Homeowner's Association of record in Instrument # 199912210305561, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6212 Palomar Court, Nashville, TN 37211

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 13th day of November, 2000.

Charles A Scruggs III

BELMONT HOMES, L.L.C.,
BY: CHARLES A. SCRUGGS, III
CHIEF MANAGING MEMBER

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 Charles A. Scruggs,III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Managing Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 13th day of November, 2000.

NOTARY PUBLIC

My Commission Expires: 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2000.

NOTARY PUBLIC

My commission expires: 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE