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This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Thomas B. Bartlett
5405 Heather Lane
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

Davidson County DEEDWARR
Recvd: 12/05/00 14:51 2pgs
Fees:11.00 Taxes:229.03
20001205-0119699

MAP 107-5
GROUP A
PARCEL 138.00

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, **David R. Haskett,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, do transfer and convey unto **Thomas B. Bartlett, unmarried and mother Catherine L. Bartlett, unmarried, as joint tenants with right of suvivorship,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 138, on the plan of Five Oaks, formerly known The Meadow, a Planned Unit Development of record in Book 5200, Page 355, Register's Office, to which plan reference is hereby made for a more complete description of property.
>
> Being the same property conveyed to David R. Haskett by Deed from Secretary of Housing and Urban Development of record in Instrument # 20001018-0103301, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 138 Five Oaks Drive, Nashville, TN 37217

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 2000 County Taxes in the amount of 538.48 are now due and payable. Subsequent years are a lien, but are not yet due and payable.
2. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.
3. Subject to all covenants, subdivision restrictions, homeowner's association dues and fees, easement and other matters of record in Book 5784, Page 521; Book 5781, Page 563; Book 5784, Page 563; and in Book 5957, Page 930, and in Book 5790, Page 798 Register's Office for Davidson County, Tennessee.
4. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 5200, Page 355, Register's Office for Davidson County, Tennessee.
5. Subject to Homeowner Association dues and/or fees of record in Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind himself his 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.

WITNESS my hand this the 1st day of December, 2000.

David R. Haskett

*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David R. Haskett**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of December, 2000.

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

NOTARY PUBLIC

My Commission Expires
September 13, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $61,900.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of December, 2000.

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

NOTARY PUBLIC

My Commission Expires
September 13, 2003