WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/00 09:40 2pgs
Fees:11.00 Taxes:323.75

20001228-0126665

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Deborah J. Vanleer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: 1/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Co., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah J. Vanleer (NAME)	Bank United (NAME)	51-10A-116CO
1542 Lewis Road (ADDRESS)	3200 Southwest Freeway Ste 1550 (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Houston, Tx 77027 (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, Thelma L. Garner, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah J. Vanleer, a single person

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 tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 542-A on the Plan of Oakland Trace, P.U.D., as of record in Plat Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thelma L. Garner by deed from Darlene L. Cline of record in Book 11201, page 553, Register's Office, Davidson County, Tennessee

Declaration of Covenants, Conditions and Restrictions of record in Book 7506, page 623, Book 7111, page 295, Book 7302, page 648, Book 6840, page 637-647, Book 6563, page 611, said Register's Office.

Charter for Oakland Trace of record in Book 7130, page 558, Book 7141, page 875 and Book 8090, page 531, said Register's Office.

Easements of record in Book 7129, page 382, Book 6859, page 183, Book 6537, Page 774, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1542 Lewis Road, Madison, Tennessee 37115
(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 my hand this 20th day of December, 2000

Thelma L. Garner

Thelma L. Garner

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 Thelma L. Garner

the bargainor _____, 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 Goodlettsville, Tennessee, this 20th day of December, 2000.

Commission expires 1/27/01

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 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 _____, _____.

My commission expires _____

Notary Public