PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

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5200 Maryland Way
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W & I Ref: (gj) Title No: 42117
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/30/01 10:53 2pgs
Fees:11.00 Taxes:869.13
20010530-0055826

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donna Jean Shugars 7705 Hansrote Cove Nashville, TN 37221	Realty Financial Services 901 84th Street, St. Petersburg, FL 33702

TAX MAP-PARCEL NUMBERS: 141-14-A-33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark C. Bainbridge and wife, Lisa M. Bainbridge,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Donna Jean Shugars, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, being Lot No. 33 on the Revised Plan of Hanover Park of Sheffield of record in Book 9700, pages 154-156, Register's Office for said County.

SAID Lot No. 33 fronts 89.68 feet on the northwesterly margin of Hansrote Cove and extends back 144.67 feet on the easterly line and 201.00 feet on the broken westerly line to a dead line in the rear, measuring 30.00 feet thereon. Erroneously identified as Lot 15 in the prior conveyance.

BEING the same property conveyed to Mark C. Bainbridge and wife, Lisa M. Bainbridge by deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 10810, page 78, and by Instrument of Correction in Instrument No. 200100223-0017260, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 154 - 156, said Register's Office, which Plan shows a 20 foot minimum building setback line from Hansrote Cove, together with additional setback building designations and 20 foot easement for utility and drainage along the front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 10020, page 110, Book 10301, page 78, Book 10640, page 950, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 7705 Hansrote Cove, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on March 15, 2001.

Mark C. Bainbridge

Mark C. Bainbridge

Lisa M. Bainbridge

Lisa M. Bainbridge

State of Tennessee
County of Davidson

On March 15, 2001, before me the undersigned authority, personally appeared Mark C. Bainbridge and Lisa M. Bainbridge, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Tracey A. Luke
Notary Public

My Commission Expires: TRACEY L. LUKE Notary Public, Davidson Co., TN My Comm. Expires Mar. 29, 2003

TRACEY L. LUKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 234,900.00

Mark Bainbridge
Affiant

Sworn and subscribed before me on March 15, 2001.

Tracey A. Luke
Notary Public

My Commission Expires: TRACEY L. LUKE Notary Public, Davidson Co., TN My Comm. Expires Mar. 29, 2003

TRACEY L. LUKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty QDoc