Davidson County DEEDWARR
Recvd: 06/19/01 08:55 3pgs
Fees:15.00 Taxes:1813.00
20010619-0064699

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Howard M. Sandler	[SunTrust Bank]	]
[Diane B. Sandler	[201 Fourth Ave. N/7th FL]	Map 117-13-0-B]
[131 Abbottsford	[Nashville, TN 37219]	Parcel 032.00CO]
[Nashville, TN 37215	[ ]	]
[This instrument prepared by: Joseph V. Ferrelli, Attorney,		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		]
[		10572]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Peter C. Lathrop and wife, Monique L. Lathrop (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Howard M. Sandler and wife, Diane B. Sandler (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 131, on the plan of Abbottsford, of record in Plat Book 6250, pages 419-421, as amended in Book 6771, page 683, and Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peter C. Lathrop and wife, Monique L. Lathrop by Warranty Deed from Joe R. Arnold, unmarried of record in Book 9602, page 306, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Plat Book 6250, page 419/421 and amended in Book 6771, page 683, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 6537, page 303 and amended in Book 8106, page 1, said Register's Office for Davidson County, Tennessee.
4. Surveyor's Certificate of Correction of record in Book 6800, page 164, said Register's Office for Davidson County, Tennessee.

5. Reciprocal Easements and Restrictive Covenants of record in Book 6478, page 177 and in Book 6530, page 242, said Register's Office for Davidson County, Tennessee.

6. Charter of Abbotsford HOA of record in Book 6548, page 213, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $490,000.00.
[
[
[Subscribed and sworn to before me this
[15th day of June, 2001.
[
[
[My Commission Expires 2-19-03

Affiant

Notary Public

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of June, 2001.

Peter C. Lathrop

Monique L. Lathrop

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 **Peter C. Lathrop and wife, Monique L. Lathrop**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 2-19-03