BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

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State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $75,000.00

Affiant

Sworn to and subscribed before me this 16 day of June, 1999

NOTARY PUBLIC

My Commission Expires: 2-27-2001

99 JUN 17 AM 8:15
REGISTER
COUNTY, TN.

060747

ADDRESS - NEW OWNER
Villager Homeowner's Assn., Inc.
2601 Hillsboro Rd #I-9
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 117-3-B
Parcel 80

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Garnett J. Rucker, unmarried and Jennifer A. Rucker, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Villager Homeowners' Assn., Inc.**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

0755 06/17 0101 03CHECK 288.50

Land in Davidson County, Tennessee, being Unit No. F-1 on the Plan of Villager Condominiums, as of record in Book 5200, page 154, as revised in Book 5200, page 201, Register's Office for Davidson County Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Garnett J. Rucker and Jennifer A. Rucker by deed from Andrews Properties, Inc., and Cherokee Properties, Inc., of record in Book 5518, page 499, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit F-1, 2601 Hillsboro Road, Nashville, TN 37215.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the by-laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens,

assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, said Register's Office, and the by-laws, of record in Book 5434, page 708, said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves , our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 16 day of June, 1999.

Garnett J. Rucker **Jennifer A. Rucker**

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, **Garnett J. Rucker and Jennifer A. Rucker**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16 day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0600747

WEBB, ... & REFERENCE

99 JUN 17 AM 8:14

REGISTER
DAVIDSON COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
VDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

06/17/99 01 08:10 0001 0755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479350