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PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **August, 1999** between DAVID W. PETERS, A MARRIED MAN, , and CASSANDRA H. PETERS, HIS WIFE, hereinafter called GRANTORs, and DAVID CARLISLE, UNMARRIED, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID W. PETERS, A MARRIED MAN, , and CASSANDRA H. PETERS, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DAVID CARLISLE, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2601 HILLSBORO ROAD D3, NASHVILLE, TN 37212-5610.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

CASSANDRA H. PETERS, wife of DAVID W. PETERS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
DAVID W. PETERS
Signature of Seller

_____
CASSANDRA H. PETERS

062510
IDENTIFICATION REFERENCE

99 AUG -6 PM 2:43

REGISTER
COUNTY, TN.

MAIL ENV.

207.40 0101 03CHECK 90/30 2072

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DAVID W. PETERS, A MARRIED MAN, , and CASSANDRA H. PETERS, HIS WIFE, the within named 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, at office, this **6th** day of August, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DAVID CARLISLE, UNMARRIED
2601 Hillsboro Rd D-3
Nashville, Tn 37212-5610

Property Address:

2601 HILLSBORO ROAD D3
NASHVILLE, TN 37212-5610

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 117-03-0-B, PARCEL 050.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$52,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **August, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-3, Parcel No. 50, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit. Said plat is amended in Book 5200, page 201, said Register's Office.

BEING the same property conveyed to DAVID W. PETERS, by WARRANTY Deed from NICK B. AND VIVIAN M. KING, of record in Book 7381, Page 385, Register's office for DAVIDSON, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 117-03-0-B, PARCEL 050.00CO, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 484.42).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 201, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of VILLAGER CONDOMINIUMS appended thereto, of record in Book 5434, page 665, as corrected in Book 5487, page 967, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Villager Homeowners Association of record in Book 5441, page 815, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11610 PAGE 190

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

0621510

IDENTIF. & REFERENCE

99 AUG -6 PM 2:43

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	52000.00
CON TX	192.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	207.40
CHECK	207.40

08/06/99 01 14:49 0001 3072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501262