WARRANTY DEED

Instr:200001110003598 Page: 1 OF 2
REC'D FOR REC 01/11/2000 8:53:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $244.20

This Instrument Prepared By All-Star Title
120 Donelson Pike Suite 201, Nashville TN 37214

Address of New Owner(s) as follows:
Melinda M. Brooks and husband, Kevin S. Brooks
3880 Priest Lake Drive #44, Nashville, TN 37217

Send Tax Bills to:
SAME AS ABOVE

Affidavit:
State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Affiant

Subscribed and sworn to before me, this the 2 day of DECEMBER, 1999.

Notary Public
My Commission Expires:
~~12/27/2002~~

(Affix Seal)

Map/Parcel: 136-3A

EDWARD A. TIGNOR SR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.
My Commission Expires 12/23/01

THIS INDENTURE, Made the 2 day of December, in the year one thousand nine hundred and 1999, between Cheryl K. Lyda, an unmarried person, County of Davidson, and State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and Melinda M. Brooks and husband, Kevin S. Brooks, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee that certain parcel of real estate located in Davidson County, State of Tennessee and being described as follows, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Melinda M. Brooks and husband, Kevin S. Brooks, their heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, and that I have a good right to convey the same and that it is unencumbered, except for the following liens: 1999 real property taxes, which taxes are assumed by the Grantees, Deed of Trust in favor of Chase Manhattan Mortgage Corporation, Deed of Trust in favor of Nashville Housing Fund, Inc, a lien in favor of Priest Lake Condominium Association.

I further covenant that I will act as an escrow for the grantee to ensure that all payments on the above listed liens, all property taxes, all association dues, and insurance are paid on time and that I will be acting as the fiduciary of the Grantee and will be absolutely liable for any damages flowing from failure to carry out this fiduciary duty, including reasonable attorneys' fees and litigation costs. I further covenant that, as part of my fiduciary duty to the Grantee, all moneys now being held in escrow by any of the above listed lienholders will be left with said lienholder for the payments of taxes, insurance, etc. as the purpose of such escrow may be.

I further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 2 day of December, 1999.

Cheryl K. Lyda, an unmarried person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cheryl K. Lyda, an unmarried person, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the person who executed the within instrument (Warranty Deed) acknowledged that she executed the same as the free act and deed of said Cheryl K. Lyda, and for the purposes therein contained.

Notary Public

My Commission Expires: _____

(Affix Seal)

EDWARD A. TIGNOR SR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.
My Commission Expires 12/23/01

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11000314

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 44, Building No. 17 in a Horizontal Property Regime, located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Plat Book 4460, page 79 as revised in Book 4460, page 88, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, right and interest in favor of the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 79 as revised in Book 4460, page 88, and Master Deed of record in Book 4651, page 412, amended in Book 4943, page 692 and Book 5189, page 671; By-Laws of record in Book 4651, page 420, amended in Book 5083, page 471, and Book 8115, page 838, and Book 9089, page 765; Charter of record in Book 7944.

Being the same property conveyed to Cheryl K. Lyda, single by Warranty Deed from David E. Namie and wife, Katrina Namie, dated 2/25/97, of record in Book 10358, page 871, Register's Office for Davidson County, Tennessee.

Property Address:
3880 Priest Lake Drive #44
Nashville, Tennessee 37217

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule A consists of 1 page(s)