Please Return to:

This instrument prepared by:
Nancy King Crawford
Attorney at Law
1929 21st Avenue South
Nashville, Tennessee 37212
615-292-2331

Instr:200002250018432 Page: 1 OF 2
REC'D FOR REC 02/25/2000 10:00:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $155.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

James W. Moore
Affiant

Subscribed and sworn to before me on this 24th day of February, 2000.

Nancy King Crawford
Notary Public

My commission expires: 7-26-2002.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Jerry W. and Donna K. Blackwell 3100 Priest Wood Drive Nashville, Tennessee 37214	Same	75-8-A-001.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James W. Moore, a married man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and has conveyed unto Jerry W. Blackwell and wife, Donna K. Blackwell, hereinafter collectively called the GRANTEE, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

BEING unit No. 103 on the Plan of Brooke Castle as of record in Book 6250, Page 156, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Moore by Deed from Aubrey H. Johnson, Jr. and wife, Thea T. Johnson of record in Book 6569, Page 778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Davidson County taxes for 2000, a lien, but not yet due and payable.
2. Matters shown on the plan of record in Book 6250, Page 156, amended in Book 6250, Page 627, said Register's Office.
3. Easements for trunk sewer and water lines granted to Cumberland Water Company of record in Book 4106, Page 812, and Book 4106, Page 816, Register's Office for Davidson County, Tennessee.
4. Easement for Retention Basin of record in Book 6513, Page 857, said Register's Office.
5. Storm Water Detention Agreement of record in Book 6634, Page 229, said Register's Office.
6. Deed conveyance of all common area from Aubrey H. Johnson, Jr. to Brooke Castle Condominiums Homeowners Association, a Tennessee corporation of record in Book 6883, Page 759, Register's Office for Davidson County, Tennessee.
7. The premises are a condominium apartment established pursuant to all the provisions of the "Tennessee Horizontal Property Act" as the same is set forth in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; is subject to By-Laws for the administration thereof; also subject to 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brooke Castle Condominiums, of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6519, Page 768, said Register's Office.
8. Rights of others in and to the common elements.
9. Articles of Incorporation of Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 740, Register's Office for Davidson County, Tennessee.
10. Designation, Revocation or Change of Registered Agent of Brooke Castle Condominiums Home Owners Association of record in Book 6519, Page 746, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 Brooke Castle Drive, Hermitage, Tennessee, 37076.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, their heirs and assigns, forever; and GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

Lisa Moore, wife of James W. Moore, joins in this conveyance to transfer any rights she may have to the subject real property by virtue of the marital relationship.

WITNESS my hand this 24th day of February, 2000.

James W. Moore

Lisa Moore

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 James W. Moore, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of February, 2000.

Notary Public

My commission expires: 7-26-2002

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 Lisa Moore, 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 and official seal at office this 24th day of February, 2000.

Notary Public

My commission expires: 7-26-2002