Instr:200003010020082 Page: 1 OF 2
REC'D FOR REC 03/01/2000 1:24:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $547.23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00.

Patsy Ferguson Dukes
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2000.

Notary Public

My Commission Expires: 11-18-01

LEE ANN KELLY NOTARY PUBLIC AT LARGE WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Patsy Ferguson Dukes
270 Glenstone Circle
Brentwood, TN 37027

SEND TAX BILLS TO:
Roslyn National Mortgage
48 South Service Road
Melville, NY 11747

MAP-PARCEL NUMBERS:
171-02-0-A-123 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Netta Mashburn, an unmarried person,** hereinafter referred to as Grantors, hereby transfers and conveys to **Patsy Ferguson Dukes, an unmarried person,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 123 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Netta Mashburn, by deed from Shannon B. Stephens and wife, George Christopher Stephens, as of reocrd in Book 8998, page 834, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 4, as amended in Book 6900, page 329, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, re-recorded in Book 7143, page 18, amended in Book 7266, page 84 and Book 7423, page 574, said Register's Office.

Easement of record in Book 5155, page 164, said Register's Office.

By-laws of record in Book 6923, page 986, amended in Book 7423, page 567, and Book 8074, page 564, said Register's Office.

Storm water detention agreement in Book 6385, page 814, said Register's Office.

Charter of record in Book 6936, page 895, Book 6385, page 814, said Register's Office.

Deeds of Conveyance in Book 8127, page 666, Book 8127, page 782, Book 8127, page 802, Book 8128, page 17, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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 limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 6923, page 943, Book 7035, page 115, Book 7101, page 830, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 270 Glenstone Circle, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 28th day of February, 2000.

Netta Mashburn

Netta Mashburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Netta Mashburn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2000.

Notary Public

11-18-01

My Commission Expires

NOTARY PUBLIC AT LARGE