Realty Title 48A

Prepared by:
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Brentwood, TN 37027

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

Instr:200003090024342 Page: 1 OF 2
REC'D FOR REC 03/09/2000 11:58:37AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Linda Hughes
Affiant

Subscribed and sworn to before me, this 7th day of March, 2000.

Notary Public
My commission expires: 11/29/03

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Linda Hughes & Janet Lynch<br>5818 Brentwood Trace<br>Brentwood TN 37027 | SAME | 160-14-B 114.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karla A. Donley*, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Linda Hughes and Janet Lynch, as tenants in common with the right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 5818 on the plan of Brentwood Trace Condominiums, a horizontal property regime, of record in Book 5200, Page 291, revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Craig A. Donley and wife, Karla A. Donley by deed from Henry Herbert Wolff and wife, Cecelia Weis Wolff, dated April 23, 1985, recorded in Book 6543, Page 194, Register's Office for said County. Being further conveyed to Karla A. Donley by quitclaim deed from Craig A. Donley of record in Book 7553, Page 99, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5818 Brentwood Trace, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of March, 2000.

Karla A. Donley

Karla A. Donley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karla A. Donley, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 7th day of March, 2000.

Notary Public

My Commission expires 11/29/03

