This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Instr:20000313002541 2 Page: 1 OF 3
REC'D FOR REC 03/13/2000 10:31:06AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $407.00

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Gregory O. Shaw 226 Glenstone Circle Brentwood, TN 37027	SAME	Map and Parcel 171-02-0-A 073.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Sworn to and subscribed before me this 10 day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 2/23/02

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, BRIAN W. RANDOLPH and wife, FLORENCE O. RANDOLPH, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto GREGORY O. SHAW, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **LAND in Davidson County, Tennessee, being Unit No. 73 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, page 4 and amended in Book 6900, page 329, Register's Office for said County, to which plan reference is hereby made for a more accurate and complete legal description thereof.**
>
> **Being the same property conveyed to Brian W. Randolph and wife, Florence O. Randolph by deed from Billie Jo Marsh Kennedy, formerly Billie Jo Marsh, of record in Book 9481, page 283, Register's Office for Davidson County, Tennessee.**
>
> **THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2000 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 171-02-0-A 073.00.

2. All matters appearing on the Plan of record in Book 6900, page 4 and amended in Book 6900, page 329, Register's Office for Davidson County, Tennessee.

3. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other underatakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa Condominiums as of record in Book 6923, page 943, 1st amendment in Book 7035, page 115, 2nd amendment of record in Book 7101, page 730, re-recorded in Book 7143, page 18, 3rd amendment of record in Book 7266, page 84, 4th amendment of record in Book 7423, page 574, said Register's Office.

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

5. Easement for water main and appurtenances of record in Book 5155, page 164, said Register's Office.

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

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 216 Glenstone Drive, Brentwood, Tennessee 37027.

WITNESS our hands this 10 day of March, 2000 in Franklin, Tennessee.

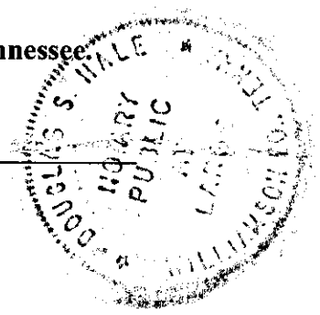
Brian W. Randolph

Florence O. Randolph

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Brian W. Randolph and wife, Florence O. Randolph, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 10 **day of March, 2000, in Franklin, Tennessee.**



Notary Public

My Commission Expires: 2/23/02