Instr:200003270030790 Page: 1 OF 3
REC'D FOR REC 03/27/2000 4:25:24PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $203.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MARCH, 2000.

Notary Public
My Commission Expires: 5-24-2002

THIS INSTRUMENT PREPARED BY:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
Nashville, TN 37201

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cornelius Brown, et. ux. 3501 Fairmeade Drive Nashville, TN 37218	--Same--	117-3B-145C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DAVID F. BIBLE, a single person, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto CORNELIUS BROWN and wife, KAREN BROWN, hereinafter called the GRANTEES, their 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 J-3 on the Plan of (Revised) The Villager Condominium Apartment of record in Plat Book 5200, page 201, Register's Office for said County, to which plan reference is here made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5434, page 665, corrected in Book 5487, page 967, said Register's Office.

BEING the same property conveyed to David F. Bible by deed from Thomas I. Holman, III and Mary Jean Holman of record as Instrument No. 199912210305536, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
SEE ATTACHED "EXHIBIT A".

This is improved property known as:
Unit J-3, 2601 Hillsboro Pike, Nashville, Tennessee 37215

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 24 day of March, 2000.

DAVID F. BIBLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DAVID F. BIBLE, the 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 24 day of March, 2000.

Notary Public

My Commission Expires: 9-28-2002



"EXHIBIT A"

1. Matters shown on the Plan of record in Book 5200, Page 201, said Register's Office.

2. Easement of record in Book 4808, page 424, said Register's Office.

3. The premises herein insured is a condominimum apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 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 The Villager, of record in Book 5434, page 665, corrected in Book 5487, page 967, Register's Office for Davidson County, Tennessee.