PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 129-14-0A 028.00CO

Instr:20000411003630 Page: 1 OF 2
REC'D FOR REC 04/11/2000 9:53:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $777.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **7th** day of **April, 2000** between **Sidney J. Maddox and wife, Claudia T. Maddox** , GRANTOR, and **Trudy Elizabeth Hinson, an unmarried woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. 303 of Wessex Towers Condominium created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 5414, page 634, as amended in Book 5599, page 39, and Book 6478, page 742, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Wessex Towers Condominium Apartments, of record in Book 5200, page 142, Register's Office for said County, for a more complete identification and description of such unit.

BEING the same property conveyed to Sidney J. Maddox and wife, Claudia T. Maddox, by deed from John H. Noel, III, of record in Book 9595, page 891, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom; (2) Master Deed establishing a Horizontal Property Regime of record in Book 5414, page 634, as amended in Book 5599, page 39 and Book 6478, page 742, Register's Office for said County; (3) Matters shown on the Plan of record in Book 5200, page 142, Register's Office for said County; and, (4) Rights of others and in to the common elements.

The legal description contained herein is identical to the legal description contained in the previous deed of record.

This is improved property known as 666 Brookmont Terrace, #303, Nashville, TN 37205.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Sidney J. Maddox
Signature of Seller

Claudia T. Maddox
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sidney J. Maddox and wife, Claudia S. Maddox**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of **April, 2000.**

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JUNE 30, 2004

Name and Address of Property Owner:

Trudy Elizabeth Hinson
6666 Brookmont Terrace, Unit #303
Nashville, Tennessee 37205

Property Address:

6666 Brookmont Terrace, Unit #303
Nashville, Tennessee 37205

Person Responsible for Taxes:

SAME

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$210,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Trudy Elizabeth Hinson
Affiant by Robert B. Hinson Jr. P.O.A.

Sworn to and subscribed before me, a Notary Public, this **7th** day of **April, 2000.**

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JUNE 30, 2004

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027