WARRANTY DEED

Instr:200004110036430 Page: 1 OF 2
REC'D FOR REC 04/11/2000 12:24:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $999.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 270,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-26-2003

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
John McAward and wife, **Nancy McAward**	Same	Map 129-14-0-A
6666 Brookmont Terrace, #201		Parcels 017.00 & 018.00
Nashville, TN 37205		08DZ 77934 and 08DZ 77936

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TRUDY ELIZABETH HINSON**, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN McAWARD** AND WIFE, **NANCY McAWARD**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Apartment Unit Nos. 201 and 210 of Wessex Towers Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, from Central Tennessee Investment Company, Inc. of record in Book 5414, Page 634, 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 plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Trudy Elizabeth Hinson, single, by Warranty Deed from Charles Ray Bell of record in Book 9102, Page 247, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to Master Deed of record in Book 5414, Page 634, said Register's Office, and all matters as shown on the herein referenced plan of record.

This instrument is executed on behalf of Trudy Elizabeth Hinson by Robert B. Young as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document,

the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability or incapacity.

6666 Brookmont Terrace, #201 & 210, Nashville, TN 37205

(House Number) (Street) (City) (State) (Zip)

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 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 hands this 7th day of April 2000.

Trudy Elizabeth Hinson

TRUDY ELIZABETH HINSON - Seller
by Robert B Young Atty

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert B. Young**, 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 on behalf of **Trudy Elizabeth Hinson**, as Attorney-in-Fact, as the free act and deed of said Principal.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of April 2000.

NOTARY PUBLIC

My commission expires: NOTARY PUBLIC AT LARGE

My Commission Expires 7-26-2003