Box 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $113,000.00. **AFFIANT** Subscribed and sworn to before me, this 27th day of April, 2000. Notary Public My Commission Expires: 9/28/2003

Instr:200004280042271 Page: 1 OF 2
REC'D FOR REC 04/28/2000 2:15:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $418.10

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Michael Senna 217 Wynbrook Court Nashville, TN 37221	Same as New Owner	142-7D-217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSALYN HERSHINGER, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL SENNA, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 217, Wynbrook Condominiums, according to the Master Deed of record in Book 7285, page 918, as amended in Book 7507, page 271, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jessalyn Hershinger, unmarried by deed from Terri Denise Yeargin Haendel and husband, John Raymond, Haendel, Jr., of record in Book 9720, page 562, Register's Offfice for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2000 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees 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. Restrictive covenants recorded in Book 6519, Page 458 and as amended in Book 6529, page 560; Book 7037, page 683; Book 7470, page 130 and in Book 7550, page 809, Register's Office for said County.

3. Agreement for electrical service of record in Book 6552, page 617, Register's Office for said County.

4. Master Deed and ByLaws establishing a Horizontal Property Regime of Wynbrook Condominiums, of record in Book 7285, page 918, and as amended in Book 7507, page 271, Register's Office for said County.

This is improved property known as: 217 Wynbrook Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors 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 person 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 our hands this 27th of April, 2000.

Jessalyn Hershinger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSALYN HERSHINGER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2000.

Notary Public

My Commission Expires: 5/28/2003