This Instrument Prepared By:
Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Instr:200005010042476 Page: 1 OF 2
REC'D FOR REC 05/01/2000 8:45:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $199.80

NEW OWNER:
B. Steven Coles and wife,
Susan M. Coles
2601 Hillsboro Road, Unit F-12
Nashville, TN 37215

SEND TAX BILL TO:
B. Steven Coles
4512 Granny White PK.
Nashville, TN 37204

MAP & PARCEL
Map/Parcel
117-3-B-091

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

B. Steven Coles
AFFIANT

Sworn to and subscribed before me
this 28th day of April, 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 GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JOY R. RITTER, an unmarried person, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto B. STEVEN COLES and wife, SUSAN M. COLES, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-12, Parcel No. 91, of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Joy R. Ritter, unmarried, by deed from Andrews Properties, Inc., and Cherokee Properties, Inc., of record in Book 5458, page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, 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 limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Villager Condominiums,

of record in Book 5434, page 665, said Register's Office, and the By-Laws appended thereto of record in Book 5434, page 708, said Register's Office.

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 GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has 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 GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Parcel 117-3-B-091.

2. All matters appearing on the Plan of Villager Condominiums as of record in Book 5200, page 154, Register's Office for Davidson County, Tennessee.

3. Easement for right of way granted to State of Tennessee of record in Book 4808, page 424, Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 5434, page 665, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 5434, page 708, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 2601 Hillsboro Road, Unit F-12, Nashville, Tennessee 37215.

WITNESS my hand this 28th day of April, 2000 in Franklin, Tennessee.

Joy R Ritter

Joy R. Ritter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand this 28th day of April, 2000, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/23/02

