STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200005090046711 Page: 1 OF 2
REC'D FOR REC 05/09/2000 8:44:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.60

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of April, 2000.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-11-2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Fred A. Martin
214 Old Hickory Boulevard, Unit #110
Nashville, Tennessee 37221

SEND TAX BILLS TO:
CTX Mortgage Company
801 94th Avenue North
St. Petersburg, FL 33702

MAP-PARCEL NUMBERS:
Map\Parcel: 142-040-A-110.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Preston Vaughn, Jr., an unmarried person**, hereinafter referred to as Grantor, hereby transfers and conveys to **Fred A. Martin, an unmarried person,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 110 in a Horizontal Property Regime located on the Plat of Belle Forest, as of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Preston Vaughn, Jr. by Quitclaim Deed from Elizabeth Pier Vaughn of record in Book 10861, Page 875, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume not liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq.

of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6074, Page 945, said Register's Office.

Drainage Easement of record in Book 7957, Page 145, said Register's Office.

Utility Easement of record in Book 8019, Page 126, said Register's Office.

Sewer Easement of record in Book 8248, Page 214, said Register's Office.

Restrictions of record in Book 5438, Page 699, said Register's Office.

By Laws of record in Book 5438, Page 742, and amended in Book 6082, Page 866, said Register's Office.

Master Deed of record in Book 5438, Page 699, said Register's Office.

Homeowner Association Charter of record in Book 5460, page 987, and in Book 6551, Page 78, said Register's Office.

Plat of record in Book 5200, Page 167, said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 214 Old Hickory Boulevard, Unit #110, Nashville, Tennessee 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 I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 28th day of April, 2000.

Charles Preston Vaughn, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Preston Vaughn, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2000.

Notary Public

My Commission Expires: 9-1-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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