**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of May, 2000.

Notary Public

ALAN C. THURMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 4/28/2002

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

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

Instr:200005100047292 Page: 1 OF 2
REC'D FOR REC 05/10/2000 10:46:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $345.95

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ADDRESS NEW OWNER(S) AS FOLLOWS:
B. J. Dufrene and Amanda K. Dufrene
135 Hicks Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Guaranty Trust Company
PO Box 1218
Murfreesboro, TN 37133-1218

MAP-PARCEL NUMBERS:
142-15-C-135.00 CO

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, **Cheryl H. Phillips, an unmarried person,** hereinafter referred to as Grantors, hereby transfers and conveys to **B. J. Dufrene and wife, Amanda K. Dufrene** hereinafter referred to as Grantees, their 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 Number 135 on the plan of Breckenridge Condominiums, as of record in Book 6808, Page 73, Register's Office for said County, as an exhibit to the Master Deed of record in Book 6808, Page 45, said Register's Office, to which plan reference is made.

Being the same property conveyed to Cheryl H. Phillips, an unmarried person by Warranty Deed from John M. Gillum and wife, Mary Gillum of record in Book 9475, Page 111, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The plan of record in Book 6808, Page 73, said Register's Office.

Storm Water Detention Agreement of record in Book 6409, Page 354, said Register's Office.

Homeowner's Association of record in Book 7104, Page 503, said Register's Office.

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 6808, page 45, as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in 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 135 Hicks Road, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the 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 hand this 2nd day of May, 2000.

**Cheryl H. Phillips**

**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 Cheryl H. Phillips, 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 2nd day of May, 2000.

WILLIAM K. THOMPSON NOTARY PUBLIC AT LARGE

Notary Public

10/22/01
My Commission Expires

01692-BP