FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,500.00
Anthony R Mancari Sr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF May 20 00
Brenda L Behman
Notary Public
MY COMMISSION EXPIRES: LARGE 2/10/2003
(AFFIX SEAL)

Instr:200005170049630 Page: 1 OF 2
REC'D FOR REC 05/17/2000 1:54:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $434.75

THIS INSTRUMENT WAS PREPARED BY:
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony R. Mancari, Sr.	New Owner	MAP 171 2-0-A
(NAME)	(NAME)	
117 Villa View Court		PARCEL 27 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Kathy E. Horner, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony R. Mancari, Sr. and wife, Marie L. Mancari

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 27 on the Condominium Site Plan of Brentwood Villa, Phase I, of record in Book 6900, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Kathy E. Horner, a single person, by deed from Radnor Homes, Inc. of record in Book 7288, Page 552, as corrected in Book 7635, Page 679, and by Quitclaim Deed from Fernando F. Segovia and wife, Elena Olazagasti-Segovia, of record in Book 7635, Page 681, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6923, Page 943; as amended in Book 7035, Page 115; Book 7101, Page 730; Book 7143, Page 18; Book 7423, Page 567; Book 7423, Page 574; Book 7266, Page 84; Book 8074, Page 564, and Book 6923, Page 986, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 4, said Register's Office; (3) Water main Easement granted to Metropolitan Government of Nashville and Davidson County,

CONTINUED

This is improved (X) unimproved ( ) property, known as 117 Villa View Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 16th day of May, 20 00

Kathy E. Horner
Kathy E. Horner

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 Kathy E. Horner, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 20[illegible].

Commission expires 3/29/2003

Notary Public

DIANE C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Tennessee, of record in Book 5155, Page 164, said Register's Office; (4) Storm Water Detention Agreement of record in Book 6385, Page 814, said Register's Office; (5) Charter of Brentwood Villa Condominium Association, Inc. of record in Book 6936, Page 895, and amended in Book 7998, Page 249, said Register's Office; (6) Deeds of conveyance of record in Book 8127, Pages 666, 782, and 802 and in Book 8128, Page 17, said Register's Office; and (7) all matters on the Plan of record in Book 6900, Page 5, said Register's Office.