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THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219

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WARRANTY DEED

Name and Address of New Owner:
Michael Hurst
330 Summit Ridge Circle
Nashville, TN 37215

Instr:200006300065375 Page: 1 OF 3
REC'D FOR REC 06/30/2000 3:22:22PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $318.20

Send Tax Bills To:
North American Mortgage Co.
231 East Avenue, Suite 200
Albion, NY 14411-1678

Street Address of Subject Property:
330 Summitt Ridge Drive
Nashville, TN 37215

Map Parcel:
131-5-B-330.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES L. SIMMONS AND WIFE, MARY S. SIMMONS, "GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto to **MICHAEL T. HURST AND WIFE, JEMMA S.HURST "GRANTEES"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 330 in a Horizontal Property Regime of Four Seasons Condominiums, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master deed of record in Book 6841, page 390, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "D", to said Master Deed. Reference is made to the Plan of Four Seasons Condominiums as of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Simmons and wife, Mary S. Simmons, by deed from Martha L. Monroe, as of record in Book 9529, page 711, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the recorded plat of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, 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 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 rgime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums, as of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.

3. Taxes for 2000 which have been prorated and assumed by grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTORS their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs 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. 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 29 day of June, 2000.

James L. Simmons

James L. Simmons

Mary S. Simmons

Mary S. Simmons

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James L. Simmons and wife, Mary S. Simmons, the bargainors, with whom I am personally acquainted, and who acknowledged that they they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of June, 2000.

Notary Public

My commission expires: 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $86,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2000.

Notary Public
My commission expires: 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE