Box 13

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39164** FILE BOX "7"

Instr:200008110079919 Page: 1 OF 2
REC'D FOR REC 08/11/2000 4:13:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $532.80

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 31st DAY OF July, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-30-02

THIS INSTRUMENT WAS PREPARED BY:
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
SCOTT BERRY
119 Holly Forest
Nashville TN 37221

SEND TAX BILLS TO:
Mortgage Resources Inc
404 BNA Drive #400
Nashville TN 37217

MAP-PARCEL #
142-8-A-32
9D 2185

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 OF WHICH IS HEREBY ACKNOWLEDGED **I, CAROLYN S. CARRIGAN, A MARRIED PERSON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT BERRY**, unmarried

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:

LAND in Davidson County, Tennessee, being part of Coronada, a condominium, as shown on the plat of record in Plat book 4860, page 26, Register's Office for said County, and being more particularly described as follows:

UNIT NO. 32 on said plat, as established by and described in the Master Deed and By-laws establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc., of record in Book 4901, page 679, and Book 4901, page 702, respectively, said Register's Office.

BEING the same property conveyed to Carolyn S. Carrigan by Quitclaim Deed from Jerry Kerby Carrigan of record in Book 10673, page 14, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Jerry K. Carrigan and wife, Carolyn S. Carrigan by deed from James D. Gilmore, of record in Book 5212, page 300, Register's Office for Davidson County, Tennessee.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and Bylaws, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas appurtenant to Unit No. 32, contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee.

SUBJECT, HOWEVER, to all of the provisions, conditions, restrictions, options, burdens, and Bylaws, and the Rules and Regulations, if any, all of which the Parties of the Second Part do assume and agree to observe and perform, including, but not limited to, the payment of assessments which may be levied against such unit.

TO HAVE AND TO HOLD the aforesaid property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, to said Parties of the Second Part, their heirs and assigns, in fee simple forever.

The said Party of the First Part does hereby covenant with the said Parties of the Second Part that he is lawfully seized in fee of the aforedesdribed property; that he has a good right to sell and convey the same; and that the same is unen umbered, except as follows:

1. All provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, and understakings, contained in the Master Deed and bylaws as of record in Book 4901, page 679, and book 4901, page 702, respectively, and a Plan of record in Book 1860, page 26, Register's Office for Davidson County, Tennessee, and any and all amendments thereto.

2. Any and all easements in favor or other unit owners.

3. All sewer, water, electrical, telephone, or other utility easements now or hereafter established as provided in the Master Deed as Bylaws over, through, or upon any of the common elements or buildings thereon, whether to serve some or all of the common elements or to serve some or all of the units or unit owners thereon.

4. Real estate taxes for the current year, which have been prorated and assumed by Parties of the Second Part.

5. The said Master Deed and Bylaws are subject to amendment as set forth therein, and this conveyance is made subject to those rights of amendment. Any purchaser of condominium units constructed on tracts of land added to said condominium pursuant to amendments of said Master Deed may become members of the same condominium as Parties of the Second Part and be subject to the same conditions and liabilities and have the same rights and privileges, including rights and privileges to common areas of Parties of the Second Part.

The Party of the First Part further covenants and binds herself, her heirs and assigns, to wararnt and forever defend the title to the said property to the said Parties of the Second Part, their heirs and assigns, against the lawful claims of all persons whosoever.

THIS HAS NEVER BEEN THE RESIDENCE OF ANY SPOUSE OF CAROLYN S. CARRIGAN CC

Unimproved ( )
This is improved (X) property, known as **119 Holly Forest Drive, 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 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 31st **DAY OF** July **, 2000.**

Carolyn S. Carrigan

CAROLYN S. CARRIGAN

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 CAROLYN S. CARRIGAN, A married 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 the 31st day of July, 2000.

Elizabeth E Jolett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5-24-02