Davidson County DEEDWARR
Recvd: 09/13/00 12:00 2pgs
Fees:11.00 Taxes:1369.00

20000913-0091089

THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17462	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $370,000.00 Affiant Subscribed and sworn to before me, this 11th day of September, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ROSS V. HICKEY, JR.	NEW OWNER	104-13-E
140 Brighton Close		140.00 CO
Nashville, Tennessee 37205		7DA93057

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM VELEZ, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROSS V. HICKEY, JR. AND WIFE, MIVELA J. HICKEY, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 140 Brighton Close, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Sonya J. Velez, spouse of William Velez, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said William Velez.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2000.

WILLIAM VELEZ

SONYA J. VELEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM VELEZ AND SONYA J. VELEZ, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 140 on the Plan of Unit 139 & 140 Brighton Close, Phase II, as of record in Plat Book 7900, page 136, amended in Plat Book 7900, page 810, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William Velez, unmarried by deed from Amy L. Levy, unmarried of record in Book 10144, page 297, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7522, pae 108, amended in Book 7557, page 621, Book 7807, page 500, Book 8273, page 884, Book 8561, pages 812-844, Book 8698, page 557, and in Book 9372, page 356; (3) By-Laws of record in Book 8273, page 898; (4) Charter of record in Book 7522, page 131, amended in Book 7522, page 134, Book 8273, page 908, and in Book 8446, page 679; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 136, amended in Plat Book 7900, page 810, said Register's Office.