PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
AMERICAN ESCROW COMPANY
P.O. BOX 1733
HENDERSONVILLE, TN 37077

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **September, 2000, by and between LINDA L. BROWN, UNMARRIED, hereinafter called Grantor, and WANDA M. PITTENGER, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, LINDA L. BROWN, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto WANDA M. PITTENGER, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 555 N. DUPONT AVENUE, UNIT A-11, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and his/her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 09/15/00 08:25 3pgs
Fees:15.00 Taxes:122.85



20000915-0091687

BY: Linda L. Brown
LINDA L. BROWN, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, LINDA L. BROWN, UNMARRIED, the within named 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, at office, this **13th** day of September, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

WANDA M. PITTENGER, UNMARRIED

555 N. DUPONT AVENUE, UNIT A-11
MADISON, TN 37115

Property Address:

555 N. DUPONT AVENUE, UNIT A-11
MADISON, TN 37115

Person Responsible for Taxes:

SUNTRUST MORTGAGE INC.
201 FOURTH AVE NORTH 7TH FLOOR
NASHVILLE, TN 37219

Map & Parcel #: MAP 43-10-A, PARCEL 20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$33,204.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **September, 2000**

Notary Public

My Commission Expires: 08/24/03

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Unit A-11 (306) Madison Park Condos, 555 DuPont Avenue, Madison, Tennessee, as of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to LINDA L. BROWN, UNMARRIED, by DEED from WILLIAM D. BRYS, of record in Book 10664, page 789, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 43-10-A, PARCEL 20).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 179, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Bianca Square Condominiums appended thereto on page 625, of record in Book 5462, page 625, as amended in Book 8014, page 416, Register's Office for DAVIDSON County, Tennessee. Said By-Laws were corrected in Book 5608, page 551, said Register's Office.

5. Certificate of Ltd. Partnership, of record in Book 5413, page 150, said Register's Office.

6. Land Trust Agreement of record in Book 5104, page 497, said Register's Office.