Davidson County DEEDWARR
Recvd: 09/29/00 17:02 2pgs
Fees:11.00 Taxes:96.20

20000929-0096737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of September, 2000.

Notary Public

My Commission Expires: 10/22/01

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Teola J. Hegwood
270 Tampa Drive #N-5
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 133-16-0-A-183.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul C. Forster and wife, Faye C. Forster** hereinafter referred to as Grantors, hereby transfers and conveys to **Teola J. Hegwood, a married woman** hereinafter referred to as 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 N-5 of Barcelona Condominium, a horizontal property regime established by Master Deed of record in Book 6400, page 801, the Plat of which is set forth in Exhibit A-2 of the Master Deed, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul C. Forster and wife, Faye C. Forster by Warranty Deed from Peggy B. Myers, unmarried and Anthony Dean Myers joined by his wife, Tina H. Myers of record in Book 6874, page 366 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 5200, Page 410, Register's Office for Davidson County, Tennessee.

Easement of record in Book 5868, page 422 in said Register's Office.

HOA Charter of record in Book 6400, page 581 in said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to 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 regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 270 Tampa Drive #N-5, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 20th day of September, 2000.

Paul C. Forster by Ken Cline

Paul C. Forster by Ken Cline, Atty-in-fact

Faye C. Forster by Ken Cline

Faye C. Forster by Ken Cline, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of September, 2000 before me personally appeared Ken Cline, to be known to be the Attorney-in-fact for Paul C. Forster and Faye C. Forster and is authorized by Paul C. Forster and Faye C. Forster to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public

9-11-2001

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02370-BW