**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of September, 2000.

Notary Public

My Commission Expires: 11-18-01

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

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

Davidson County DEEDWARR
Recvd: 10/04/00 16:04 2pgs
Fees:11.00 Taxes:249.75
20001004-0098679

ADDRESS NEW OWNER(S) AS FOLLOWS:
James A. Gass
5324 Edmondson Pike #2
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 161-01-0-A-032.00CO

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, **Sheryl D. Boileau, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **James A. Gass** 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:

Land in Davidson County, Tennessee, being Unit No. 5324-2, together with the appurtenant interest in the common elements of Danbury Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Sheryl D. Boileau, unmarried by Warranty Deed from Kevin D. Trulock and wife, Lynn M. Trulock of record in Book 11341, page 370 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 4675, Page 65, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6625, page 510 in said Register's Office.

Easements of record in Book 7291, page 879 and in Book 6461, page 530 in said Register's Office.

All matters of record as shown in Book 5174, page 39 in said Register's Office.

Master Deed of record in Book 6612, page 75 in said Register's Office.

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 5324 Edmondson Pike #2, 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 29th day of September, 2000.

Sheryl D. Boileau

**Sheryl D. Boileau**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheryl D. Boileau, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2000.

Notary Public

11-18-01

My Commission Expires

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.