WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/00 15:21 2pgs
Fees:11.00 Taxes:499.50

20001020-0104341

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Ann B Waddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 2000

Notary Public

MY COMMISSION EXPIRES: 02-09-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Patterson (NAME)	SAME (NAME)	MAP 171-02-A
111 Villa View Court (ADDRESS)	(ADDRESS)	PARCEL 6 C0
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	06DU 82174

FOR AND 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, WE, Martin C. Waddell and wife, Ann B. Waddell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Patterson, a single person

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 6 in a Horizontal Property Regime as shown on the condominium site of Brentwood Villa, Phase I, as of record in Book ~~6200~~ 6900, page 4, in said Register's Office, to which reference is hereby made.

Being the same property conveyed to Martin C. Waddell and wife, Ann B. Waddell by deed from Andrew Charles Auerbach, a single person, of record in Book 11256, Page 769, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to taxes for the year 2000, paid, prorated and assumed by the Grantee; The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal

CONTINUED

unimproved ( )
This is improved (X) property, known as 111 Villa View Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 18th day of October, 2000

Martin C. Waddell

Ann B. Waddell

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 Martin C. Waddell and wife, Ann B. Waddell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th October 2000.

Commission expires 1-26-2002

Dixie Seagraves
Notary Public

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Property Regime of Brentwood Villia Condominium, as of record in ~~6200~~ 6900 Pg 4, Page 4, and Master Deed of record in Book 6923, page 943, as amended in Book 7035, page 115, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574, and By-laws of record in Book 6923, page 986, as amended in Book 7423, page 567, Book 8074, page 564, and Charter of record in Book 6924, page 5, Incorporation of Brentwood Villa Condominium Association , Inc. of record in Book 6936, page 895, as amended in Book 7998, page 249, and Book 8267, page 270; Water Mains and Appurtenances Easemement of record in Book 5155, page 164; Storm Water Detention Agreement of record in Book 6385, page 814, said Register's Office.

NOTE: Prior Deed of record in Book 11256, page 769, indicated the Plat Book was Book 6200, page 4 and was in error. The correct Plat Book is Book 6900, page 4, said Register's Office.