This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 11/27/00 09:59 3pgs
Fees:15.00 Taxes:196.10
20001127-0115805

ADDRESS NEW OWNER:
Robert Stringer
55 North DuPont Avenue, Unit D-92
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
America's Wholesale Lender
4500 Park Granda
Calabasas, California 91302-1613

MAP **43-108**
GROUP
PARCEL **92**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly Wylene Rohtert, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Robert Stringer, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. D-92 on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and amended in Book 8014, page 416, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 179 thru 182, said Register's Office, to which plan reference is hereby made for a more particular description.
>
> Being the same property conveyed to Beverly Wylene Rohtert, unmarried by deed from Jack Davis, unmarried dated April 9, 1998, of record in Book 11431, page 588, Register's Office for Davidson County, Tennessee.

This is improved property known as 55 North DuPont Avenue, Unit D-92, Madison, Tennessee 37115.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien not yet due and payable. Map 43-108, Parcel 92. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Master Deed of record in Book 5462, page 614, amended in Book 5608, page 551 and in Book 8014, page 416, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5462, page 614, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of October, 2000.

Beverly Wylene Rohtert

Beverly Wylene Rhotert

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Beverly Wylene Rohtert, unmarried**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $53,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2000.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001