Davidson County DEEDWARR
Recvd: 11/30/00 15:06 2pgs
Fees:11.00 Taxes:288.60

20001130-0117706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Subscribed and sworn to before me, this 20TH day of NOVEMBER, 2000.

Affiant

My Commission Expires:

9/28/02

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BALDWIN LAND TITLE, PLLC
228 JACKSON MEADOWS DRIVE
HERMITAGE, TENNESSEE 37076

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
PATRICIA A. HEBERT 810 BELLEVUE ROAD, #101 NASHVILLE, TN 37221 MAP & PARCEL NO. 142-06-0-A/101.00	FIFTH THIRD BANK 38 FOUNTAIN SQUARE PLAZA CINCINNATI, OH 45263-1000

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LEE KROEGER BROWN F/K/A LEE A. KROEGER, and husband, TIMOTHY BROWN,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

PATRICIA A. HEBERT, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit Building No. 1, Unit No. 101 and Garage No. 3, on the Plan of Peppertree Creekside Meadows Condominiums, of record in Plat Book 4675, Page 128 through 130, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lee A. Kroeger, a single person, by Warranty Deed from Gina Lucas, of record in Book 11229, Page 970, of the Register's Office for Davidson County, Tennessee. THE SAID LEE A. KROEGER NOW BEING KNOWN AS LEE KROEGER BROWN

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: Taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of in Plat Book 4675, Page 128 through 130; By-Laws of record in Book 4835, Page 297 as amended in Book 6237, Page 644, and as amended in Book 6535, Page 724; Master Deed of record in Book 4834, Page 257, as amended in Book 4984, Page 174, as amended in Book 5045, Page 800, as amended in Book 5086, Page 80, as amended in Book 5259, Page 5, as amended in Book 6535, Page 723, as amended in

Book 6874, Page 354, as amended in Book 7610, Page 73; Charter of record in Book 4836, Page 610 and Charter of record in Book 6015, Page 731; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

THE SAID TIMOTHY BROWN JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, HE MAY HAVE IN SAID PROPERTY AT THIS TIME OR HEREINAFTER.

The above legal description is identical to the one in the previous deed of record.

THIS IS IMPROVED PROPERTY KNOWN AS: 810 BELLEVUE ROAD, #101, NASHVILLE, TN 37221

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 20TH DAY OF NOVEMBER, 2000.

Lee Kroeger Brown / Lee A Kroeger — Timothy Brown

LEE KROEGER BROWN F/K/A LEE A. KROEGER — TIMOTHY BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20TH day of NOVEMBER, 2000, before me personally appeared LEE KROEGER BROWN F/K/A LEE A. KROEGER AND HUSBAND TIMOTHY BROWN, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be THEIR free act and deed.

Witness my hand and official seal.

My Commission Expires:

TISHA BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires September 23, 2002

Notary Public

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WARRANTY DEED

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