Davidson County DEEDWARR
Recvd: 12/04/00 15:11 2pgs
Fees:11.00 Taxes:321.90

20001204-0119030

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF November, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

My Co: Expires 6/12/2002

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ridings (NAME)	NVR Mortgage Finance, Inc. (NAME)	MAP 142-04
210 Old Hickory Blvd., #17 (ADDRESS)	100 Ryan Court (ADDRESS)	GROUP A
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Pittsburgh, PA 15205 (CITY) (STATE) (ZIP)	PARCEL 017.00CO

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, Dennis A. Brazzell and Suzanne R. Brazzell*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Ridings, unmarried

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 in Davidson County, Tennessee, being Unit No. 17 on the Plan of Belle Forest, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis A. Brazzell, an unmarried person, by deed from Kelli M. Sullivan, an unmarried person, of record in Book 11086, page 666, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing on the Plan of record in Plat Book 5200, page 167; master deed of record in Book 5438, page 669 and Book 6082, page 866; and deed and agreed order of record as Instrument No. 200009150091869; all of record in the Register's Office for Davidson County, Tennessee.

*I, Suzanne R. Brazzell, wife of Dennis A. Brazzell, do hereby join in the provisions of this instrument for the purpose of transferring unto the said David Ridings, unmarried, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

unimproved ( )
This is improved (X) property, known as 210 Old Hickory Blvd., #17, Nashville, Tennessee 37221
(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 29th day of November, 2000

Dennis A. Brazzell

Suzanne R. Brazzell

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 Dennis A. Brazzell and Suzanne R. Brazzell

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 29th day of November 2000.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires 6/12/2002

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

WARRANTY DEED

FROM

Dennis A. Brazzell and Suzanne R. Brazzell*

TO

David Ridings

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027