Realty Title 484

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Michael A DeGuira Jr.
Affiant

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

Carol R Revier
Notary Public

My Commission Expires: 11/27/2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 12/05/00 13:12 2pgs
Fees:11.00 Taxes:377.40
20001205-0119469

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael A. DeGuira Jr. and Alice DeGuira
243 Westfield Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
~~NEW OWNER~~
Sunshine Mortgage Corp.
P.O.Box 9274
Marietta, GA 30065

MAP-PARCEL NUMBERS:
Map/parcel: 128-13-0-A-243.00CO

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, **Deborah Jane Crook, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael A. DeGuira Jr. and wife, Alice DeGuira** 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. 243, together with the appurtenant interest in the common elements of The Westfield Condominiums (formally The Hamlet Condominiums) a horizontal property regime established by Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the plan of The Hamlet of record in Plat Book 6250, page 748 in the Register's Office for said County.

Being the same property conveyed to James Scott Crook and wife, Deborah Jane Crook by Warranty Deed from Gary Clemons, unmarried of record in Book 9162, page 505 in the Register's Office for Davidson County, Tennessee. James Scott Crook having Quitclaimed his interest to Deborah Jane Crook by Quitclaim Deed of record in Book 11442, page 755 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Book 6250, page 748 in said Register's Office.

Easement for Utilities of record in Book 7803, page 694 in said Register's Office.

HOA Charter of record in Book 6746, page 677 in said Register's Office.

Easements of record in Book 6551, page 981 and in Book 4851, page 918 both in said Register's Office.

Restrictive covenants of record in Book 6551, page 988 in said Register's Office.

The premises is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; also subject to easements, rights and interests 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 6678, page 771; Book 6736, page 110; Book 6801, page 962; Book 6831, page 982 and in Book 7271, page 256 in the Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 243 Westfield Drive, Nashville, Tennessee 37221.

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 November, 2000.

Deborah Jane Crook

Deborah Jane Crook

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 Deborah Jane Crook, 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 November, 2000.

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires 11-18-01

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