Davidson County DEEDWARR
Recvd: 12/05/00 14:20 2pgs
Fees:11.00 Taxes:277.50
20001205-0119522

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
GARRY L. NASH
137 Heritage Trace Drive
Madison, TN 37115

MAP: 42-11B PARCEL: 31

FOR AND IN CONSIDERATION of SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($75,000.00) cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***LINDA BROOKS***, have bargained and sold, and by these presents do transfer and convey unto ***GARRY L. NASH, his heirs*** and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. 137 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 5484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said supplement and amendment to the Master Deed, for a more complete identification and description of such unit.

Being the dame property conveyed to Linda Brooks from Melinda G. Brooks and Walter F. Brooks by Deed Book 11530, Page 812, Register's Office of Davidson County, Tennessee.

Possession with deed.

2000 taxes are to be paid by seller.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to ***GARRY L. NASH,*** his heirs and assigns, forever. And I covenant with the said, ***GARRY L. NASH,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ***GARRY L. NASH,*** his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 1st day of December, 2000.

Linda Brooks
LINDA BROOKS

STATE OF TENNESSEE)
COUNTY OF MACON)

Before me, a Notary Public in and for said State and county, personally appeared ***LINDA BROOKS,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 1st day of December, 2000.

Melanie M. Suck
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/4/2003

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jason J. Mick
AFFIANT

Subscribed and sworn to before me this 1st day of December, 2000.

Melanie M. Suck
REGISTER OR NOTARY

MY COMMISSION EXPIRES: 1/4/2003

Quit Claim Deed