WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 2000

Notary Public

MY COMMISSION EXPIRES: March 22, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy M. Ramsay (NAME)	Same as New Owner (NAME)	MAP 117-75
2055 Lombardy Avenue (ADDRESS)	(ADDRESS)	PARCEL 21
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Michael J. Zylstra and wife, Gina L. Zylstra

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy M. Ramsay

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 12/19/00 13:21 3pgs
Fees:15.00 Taxes:592.00

20001219-0124395

unimproved ( )
This is improved (X) property, known as 2055 Lombardy Avenue, Nashville, TN 37215
(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 18th day of December 20 00

Michael J. Zylstra via Gina L. Zylstra pur Limited Power of Attorney
Michael J. Zylstra

Gina L. Zylstra
Gina L. Zylstra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gina L. Zylstra

she the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2000.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of December, 2000, before me personally appeared Gina L. Zylstra, to me known to me the person who executed the foregoing instrument on behalf of Michael J. Zylstra and acknowledged that she executed the same as the free act and deed of the said Michael J. Zylstra.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of December, 2000.

Commission expires: 3/23/2002

Notary Public

EXHIBIT A

Property in Davidson County, Tennessee, being Unit No. 2055 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (T.C.A. Section 66-27-101 through Section 66-27-123); herein referred to as the "Act") and the provisions of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, Page 777, as amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7105, Page 804, said Register's Office (collectively the "Master Deed") to which Master Deed reference is hereby made for a more complete and accurate description of said Unit.
Together with all the undivided percentage interest in the Common Elements (as defined in the Master Deed) pertaining to said Unit and all other rights, powers, privileges and interests pertaining to said Unit pursuant to said Master Deed.

Being the same property conveyed to Michael J. Zylstra and wife, Gina L. Zylstra by deed from Tara McDonald Fox, and J. T. McDonald, Sr. of record in Book 10818, Page 662, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the 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 thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of The Kingsbridge Condominiums of record in Deed Book 7105, Page 777, Register's Office for Cheatham County, Tennessee as amended in Book 7457, Page 15, said Register's Office; By-Laws for The Kingsbridge Condominiums of record in Book 7105, Page 804, said Register's Office; subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of The Kingsbridge Condominium, which plat is a part of the Master Deed as hereinabove set out and further subject to the rights of other unit owners in and to the Common Elements of The Kingsbridge Condominiums.

Gina L. Zylstra

Michael J. Zylstra
via Gina L. Zylstra
per Limited Power of attorney