PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 12/22/00 09:56 2pgs
Fees:11.00 Taxes:817.90
20001222-0125552

W & I Ref: (sk) Title No: 42081
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James G. Gurule 3479 Golf Club Lane Nashville, TN 37215	Zaring Financial Services LLC 11300 Cornell Park Drive Ste 380 Cincinnati, OH 45242

TAX MAP-PARCEL NUMBERS: 117-7-F-1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 167,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul Brian Fowler and spouse, Ali S. Fowler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James G. Gurule,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1, Brighton Court Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6629, page 532, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Paul Brian Fowler and wife, Ali S. Fowler by deed from David W. Murphy, Jr. of record in Book 10771, page 494, Register's Office for Davidson County Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6629, Page 532, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6629, page 532, Book 69121, page 158, Book 69121, page 163, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3479 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of November, 2000.

Paul Brian Fowler

Ali S. Fowler

State of Tennessee
County of Davidson

On this 28th day of November, 2000, before me the undersigned authority, personally appeared **Paul Brian Fowler** and **Ali S. Fowler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 167,000.00

Affiant

Sworn and subscribed before me on the 28th day of November, 2000.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004