PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42006
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/28/00 09:18 2pgs
Fees:11.00 Taxes:906.50
20001228-0126609

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert T. Dean Jean Y. Dean 115 Westover Park Court Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-03-G-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 245,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha B. Bills-Maynard, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert T. Dean and spouse, Jean Y. Dean,** 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:**

Land in Davidson County, Tennessee, being Unit No. H together with an undivided one-twelfth (1/12) interest in the common elements of Westover Plantation Condominium, a horizontal property regime established by Master Deed, of record in Bk 6380, page 833, amended in Book 6549, page 344, 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 on Lot No. 4 on the plan of Westover Plantation as of record in Plat Book 6250, page 122, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Martha B. Bills and spouse, John E. Bills by deed from Jean F. Minatra, unmarried of record in Book 9873, Page 23, Register's Office for said County. The said John E. Bills has since died. The said Martha B. Bills is now known as Martha B. Bills-Maynard.

F. Charles Maynard, Jr., spouse of Martha B. Bills-Maynard, joins in conveying any interest he may have in subject property.

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 6250, Page 122, and shown as Exhibit "D" to the Master Deed and By-Laws of record in Book 6380, Page 833, 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 6380, Page 833, Book 6549, Page 344, Book 6664, Page 910, Book 8622, Page 194, 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: 115 Westover Park Court, 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 27th day of December, 2000.

Martha B. Bills-Maynard **F. Charles Maynard, Jr.**

State of Tennessee
County of Davidson

On this 27th day of December, 2000, before me the undersigned authority, personally appeared **Martha B. Bills-Maynard and F. Charles Maynard, Jr.** 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/28/2003

Notary Public

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: $ 245,000.00

Affiant

Sworn and subscribed before me on the 27th day of December, 2000.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/28/2003