THIS INSTRUMENT PREPARED BY:
Douglas A. Brace,, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
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P.O. Box 198985
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Davidson County DEEDWARR
Recvd: 01/09/01 13:00 2pgs
Fees:11.00 Taxes:406.63
20010109-0002790

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $109,900.00.

Paula C Braden
Affiant

Notary Public

My commission expires: July 24, 2004

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Name and Address of New Owner:

Paula C. Braden
506 Doral Country Drive
Nashville, TN 37221

Send Tax Bills To:

Franklin American Mortgage Company
501 Corporate Centre Drive
Franklin, TN 37067

Street Address of Subject Property:

506 Doral Country Drive
Nashville, TN 37221

Map and Parcel:

142-06-043 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **JAMES MONROE CARELL, UNMARRIED, (GRANTOR")** has bargained and sold, and by these presents does transfer and convey unto to **PAULA C. BRADEN ("GRANTEE),** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 77-B on the Plan of Doral Country Villa Condominium, Section VII, as of record in Book 5200, page 223, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Monroe Carell, by Quitclaim deed from Janet K. Carell, as of record in Book 10393,, page 595, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the recorded plat of record in Plat Book 5200, page 223, Register's Office for Davidson County, Tennessee.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of 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 over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws, establishing a Horizontal Property Regime of Doral Country Villa, Section VII, as of record in Book 5532, page 727, as amended in Book 5623, page 252 , Register's Office for Davidson County, Tennessee.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, her 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 12 day of December, 2000.

James Monroe Carell

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 12 day of December, 2000, before me personally appeared James Monroe Carell, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the same as his freed act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of December, 2000.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: July 24, 2004