PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42154
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/07/01 14:32 2pgs
Fees:11.00 Taxes:257.15
20010207-0012247

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Neville Oscar Fernandes 2118 Fairfax Avenue, #1 Nashville, TN 37212	Bank of America 6200 Gateway Cypress, CA 90630-4842

TAX MAP-PARCEL NUMBERS: 104-11-K-1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 69,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Earl Miller Brendan Wyatt, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Neville Oscar Fernandes,** 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 of Fairfax Square a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6506, Page 1 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 Earl Miller Brendan Wyatt, unmarried by deed from Linda Knieps and Fred Knieps and Dorothy Knieps of record in Book 9726, Page 918, 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 Exhibit "C" to the Master Deed of record in Plat Book 6506, Page 1, 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 6506, Page 1, Book 6748, Page 758, Book 6962, Page 129, 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

Deidre Russell wife of Earl Miller Brendan Wyatt, joins in conveying any interest she might have in the subject property.

This is improved property, known as: 2118 Fairfax Avenue, #1, Nashville, TN 37212

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 30th day of January, 2001.

Earl Miller Brendan Wyatt

Deidre Russell

State of Alabama
County of Dallas

On this 30th day of January, 2001, before me the undersigned authority, personally appeared **Earl Miller Brendan Wyatt and Deidre Russell**, 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: 1-16-2002

Mary Gail Bearden
Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 69,500.00

Neville Oscar Fernandes
Affiant

Sworn and subscribed before me on the 30th day of January, 2001.

My Commission Expires:

Notary Public