Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00 A.P. $55,000.00

Affiant

Subscribed and sworn to before me, this ___ day of January, 2001.

Notary Public
My commission expires: 04/20/03

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

Davidson County DEEDWARR
Recvd: 02/13/01 09:42 2pgs
Fees:11.00 Taxes:203.50
20010213-0013751

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert ~~Simmons~~ / Simmons	Jefferson Heritage	117-03-B/175.00
2601 Hillsboro Road Unit L-1	3100 WEST END AVENUE,#530	
Nashville TN 37215	NASHVILLE, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Nancy Swystun a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert ~~Simmons~~ *SIMMONS a unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: *SIMMONS

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. ~~14~~ **L-1 in Villager Condiminium, Apartments, a Horizontal Property Regime, located in Davidson County, Tennesse, and described in a Master Deed recorded in Book 5434, Page 665, amended in Book 5487, Page 967, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat appended thereto as Exhibit B. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Villager Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5434, Page 665, and amended in Book 5487, Page 967, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nancy E. Swystun by quitclaim deed from Kurt V. Berger of record in Book 10752, Page 545, Register's Office for Davidson County, Tennessee. Kurt berger joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Nancy Swystun.
This conveyance is made subject to the following: 1) 2000 taxes a lien which are not yet due and payable. 2) All matters appearing on Plat of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee. 3) Charter for Villager Condominium Homeowners Association of record in Book 5441, Page 815, Register's Office for Davidson County, Tennessee. 4) Covenants, conditions, restrictions, reservations, easements liens for assessments, options powers of attorney and limitations on title set forth in restrictions recorded in Book 1701, Page 816 and any allied instruments referred to in said restrictions. 5) Master Deed and By-Laws of Villager Condominiums as recorded in Book 5434, Page 665, and as amended in Book 5487, Page 967, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2601 Hillsboro Road Unit L-1, Nashville, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 26th day of January, 2001.

Nancy E. Swystun
Nancy Swystun

Kurt Berger
Kurt Berger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Swystun, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. *** and husband, Kurt Berger

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of January, 2001.

Notary Public

My Commission expires: 04/20/03