**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of February, 2001.

Notary Public

My Commission Expires: 11-18-01

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tammy Bovill
117 Westerly Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 142-07-0-A-117.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susie F. Driver, a married woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Tammy Bovill, a single woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 117 of Willow Pointe Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6772, page 257 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Willow Pointe Condominium set forth as Exhibit "A" of said Master Deed for a more complete identification and description of said lot.

Being the same property conveyed to Susie F. Hancock, unmarried (now known as Susie F. Driver, married) by Warranty Deed from Wesley Poole and wife, Jane Poole of record in Book 11125, page 405 in the Register's Office for Davidson County, Tennessee. Todd Driver hereby joins in this to convey any marital interest he may have in the subject property.

02796-BW

Davidson County DEEDWARR
Recvd: 02/28/01 15:26 2pgs
Fees:11.00 Taxes:399.60
20010228-0018766

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

Master Deed of record in Book 6772, page 257 and in Book 8867, page 283 both in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6772, page 297 in said Register's Office.

HOA Charter of record in Book 6777, page 624 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 117 Westerly Drive, Nashville, Tennessee 37221.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 February, 2001.

Susie F. Driver

**Susie F. Driver**

Todd Driver

**Todd Driver**

**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 Susie F. Driver a married woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2001.

Notary Public

11-18-01

My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02796-BW