PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 42179
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/05/01 15:35 2pgs
Fees:11.00 Taxes:417.73
20010305-0020640

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Duke Adair Shackelford 212 Wynbrook Court Nashville, TN 37221	Franklin American Mortgage Co. 501 Corporate Centre Drive, Ste400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 142-7-D-212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 112,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gannon Kane Jennings and spouse, Laura L. Jennings,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Duke Adair Shackelford,** 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. 212 of Wynbrook Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Mater Deed of record in Book 7285, page 918, and amended in Book 7507, page 271, Register's Office fro 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 Gannon Kane Jennings and wife, Laura L. Jennings by deed from Gary L. Cole and wife, Roslyn K. Cole of record in Book 11050, page 445, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7285, Page 918, and amended in Book 7507, page 271, 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 7285, Page 918, Book 7507, Page 271, Book 6519, page 458, 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: 212 Wynbrook Court, Nashville, TN 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 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 23rd day of February, 2001.

Gannon Kane Jennings
Gannon Kane Jennings

Laura L. Jennings
Laura L. Jennings

State of Tennessee
County of Davidson

On this 23rd day of February, 2001, before me the undersigned authority, personally appeared **Gannon Kane Jennings** and **Laura L. Jennings**, 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: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

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: $ 112,900.00

Affiant

Sworn and subscribed before me on the 23rd day of February, 2001.

Notary Public

My Commission Expires: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.