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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of March, 2001.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

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

Davidson County DEEDWARR
Recvd: 04/02/01 17:55 2pgs
Fees:11.00 Taxes:258.63
20010402-0031824

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gary D. Dunnam
937 Patio Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Bank of America
P.O. Box 26388
Richmond, VA 23260-6388

MAP-PARCEL NUMBERS:
Map/Parcel: 108-03-0-A-038.00CO

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, **Vernon Todd Williams** hereinafter referred to as Grantors, hereby transfers and conveys to **Gary D. Dunnam** 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:

BEING Lot No. 23, Unit 38, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase Two, of Section Three, Patio Villa, of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Vernon Todd Williams, unmarried by Warranty Deed from Lynda K. Pearson, unmarried of record in Book 11597, page 51 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

The Plan of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5970, page 829 and re-recorded in Book 6014, page 978 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 not yet 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 937 Patio Drive, Nashville, TN 37214.

**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 30th day of March, 2001.

Vernon Todd Williams

**Vernon Todd Williams**

**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 Vernon Todd Williams, 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 30th day of March, 2001.

Notary Public

11/18-01
My Commission Expires

NOTARY PUBLIC AT LARGE

02953-BW