PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **February, 2001** between **SHERRY WILLETT, individually and & as the heir of Robert J. Jones** , GRANTOR, and **CONRAD B. JEMMOTT and MARY A. JEMMOTT, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Hermitage,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING Apartment No. 6 of Building Q, in the Horizontal Property Regime of Lake Chateau, Section I, according to the Plat of the same of record in Plat Book 4675, page 41 through 44 and amended in Book 6250, page 607 through 610, of the Register's Office of Davidson County, Tennessee, together with the storage area attached to said apartment.

BEING the same property conveyed to Robert J. Jones and wife, Ruth H. Jones by deed from Ted Weiss, Jr., and wife, Freida L. Weiss of record in Book 6614, page 17, said Register's Office for Davidson County, Tennessee. A one eighth interest was conveyed to Sherry Willett, by Quitclaim Deed from Robert J. Jones and Ruth H. Jones of record in Book 10794, page 128, Register's Office, Davidson County, Tennessee, dated February 5, 1998 and recorded February 13, 1998. Ruth H. Jones has since died and Robert J. Jones was the survivor of the tenancy by the entireties. Robert J. Jones then died intestate and Sherry Willett is his sole surviving heir.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by grantee(s); Master Deed of record in Book 4756, page 743, amended in Book 5819, page 432 and Book 6639, page 468, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271 & 275 and Book 11012, page 495; By-Laws of record in Book 4756, page 761, amended in Book 5708, page 781, Book 5718, page 988 and Book 6639, page 548; Charter of The Homeowner's Association in Book 4974, page 684 and Book 6870, page 491; Quitclaim Deeds to The Homeowner's Association of record in Book 4991, page 931 and Book 4993, page 788; any and all matters, easements, setback lines, right-of-ways, restrictions, etc. of record in the Register's Office Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Sherry Willett

SHERRY WILLETT, individually
Signature of Seller

& as heir of
Robert J. Jones

Davidson County DEEDWARR
Recvd: 04/20/01 08:45 2pgs
Fees:11.00 Taxes:325.60

20010420-0039098

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **SHERRY WILLETT, individually and & as the heir of Robert J. Jones** , the within named bargainors, 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.

Witness my hand, at office, this **28th** day of **February, 2001.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/28/02

My Commission Expires September 28, 2002

Name and Address of Property Owner:

CONRAD B. JEMMOTT and MARY A. JEMMOTT
232 Lake Chateau Drive
Hermitage, TN 37076

Property Address:

232 Lake Chateau Drive
Hermitage, TN 37076

Person Responsible for Taxes:

AMERICA'S WHOLESALE LENDER
750 OLD HICKORY BOULEVARD, SUITE 180
BRENTWOOD, TN 37027

Parcel #: 97-8A-90.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Mary A. Jemmott
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **February, 2001.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/28/02

My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076