RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00.

Karen E Brown
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of April, 2001.

Notary Public

KEVIN D MOI... NOTARY PUBLIC AT LARGE TEN. DAVIDSON COUNTY

My Commission Expires: 10/25/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 04/24/01 09:26 2pgs
Fees:11.00 Taxes:408.85
20010424-0040281

ADDRESS NEW OWNER(S) AS FOLLOWS:
Karen E. Brown
207 Burn Avenue
Nashville, Tennessee 37203

SEND TAX BILLS TO:
Fifth Third Mortgage Company
250 W. Main Street
Lexington, KY 40507

MAP-PARCEL NUMBERS:
Map/parcel: 104-02-0-177-207.00CO

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, **William J. Morris** hereinafter referred to as Grantors, hereby transfers and conveys to **Karen E. Brown** 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. 207 on the Plan of Burns Station Condominiums, according to the Master Deed of record in Book 7292, page 607, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description.

Being the same property conveyed to William J. Morris by Warranty Deed from Mark Brooks Logan and spouse, Donna K. Logan of record in Book 8823, page 699 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. &*V864&.

Master Deed of record in Book 7298, page 607 in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7304, page 756 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 207 Burn Avenue, Nashville, Tennessee 37203.

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 23rd day of April, 2001.

William J. Morris

William J. Morris

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 William J. Morris, 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 23rd day of April, 2001.

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

10/25/03

My Commission Expires