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Davidson County DEEDWARR
Recvd: 04/26/01 15:20 3pgs
Fees:15.00 Taxes:587.93
20010426-0042270

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $158,900.00.

B. McKeegan
Affiant

Subscribed and sworn to before me, this 15th day of April, 2001.

Notary Public

My Commission Expires: 11/25/2003

Address New Owner As Follows:
Brian P. McKeegan
500 Fisher Court
Nashville, TN 37221

Send Tax Bills To:
Union Planters Bank
7130 Goodlett Farms Parkway
Cordova, TN 38018

Map-Parcel Number:
141-04-0-072
9D 82587

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VENANCIO S. TORIBIO AND WIFE, FE B. TORIBIO**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BRIAN P. MCKEEGAN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the First Revision of Somerset Farms, Section Three, a planned unit development, of record in Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Venancio S. Toribio and wife, Fe B. Toribio by deed from Somerset Farms, a Tennessee joint venture, of record in Book 9853, page 171, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8556, page 11, Register's Office for said County, and Supplement and Amendment to Declaration of Covenants of record in Book 10410, page 89, Register's Office for Davidson County, Tennessee.

3. Articles of Incorporation of Somerset Farms Homeowners' Association, Inc., of record in Book 7382, page 225, and amended at Book 7820, page 605; Book 8235, page 521 and at Book 8584, page 20, Register's Office for Davidson County, Tennessee, and By-Laws of record at Book 8556, page 25, said Register's Office.

4. Matters shown on the Plan of record in Book 7900, page 741, Register's Office for said County, and the boundary plat of record in Book 7900, page 327, Register's Office for said County.

This is improved property known as 500 Fisher 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, his heirs and assigns, forever; and we covenant with the said Grantee that we are 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of April, 2001.

Venancio S. Toribio

Fe B. Toribio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VENANCIO S. TORIBIO**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April, 2001.

Notary Public

My Commission Expires: 10/25/03

158549.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FE B. TORIBIO**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April, 2001.

Notary Public

My Commission Expires: 10/25/03

