Return to:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May 20 01

Notary Public

MY COMMISSION EXPIRES: 3/29/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. Jason Keen	NEW OWNER	MAP 92-15-0-A
(NAME)	(NAME)	
210 Cherokee Road		PARCEL 401 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wills-Brooks Investments L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. Jason Keen

HEREINAFTER CALLED THE 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. 401 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, page 72, Register's Office for Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

BEING the same property conveyed to Wills-Brooks Investments L.P. by deed from James P. Brooks and Allison D. Wills-Brooks, of record in Book 11202, Page 234, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 482, Page 379; Book 565, Page 235; Book 6657, Page 72; Book 6657, Page 106; and Book 7232, Page 259, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6657, Page 72, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2325 Elliston Place; Unit 401, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our 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 our hand s this 9th day of May, 20 01

Wills-Brooks Investments L.P.
By: Partner
James P. Brooks, General Partner
By: Partner
Allison D. Wills-Brooks, General Partner

Davidson County DEEDWARR
Recvd: 05/10/01 10:17 2pgs
Fees:11.00 Taxes:251.60

20010510-0048562

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James P. Brooks and Allison D. Wills-Brooks with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the General Partner and General Partner respectively of the Wills-Brooks Investments L.P. the within named bargainor, ~~and corporation~~, and that they as such General Partner and General Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by ~~signing the name of the corporation by~~ the said James P. Brooks as such General Partner, and attesting the same by the said Allison D. Wills-Brooks as such General Partner.

Witness my hand and official seal at office at Nashville, TN on this the 9th day of May 20 01.

My commission expires 3/29/2003

_____
Notary Public

ZANA C.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN