PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/15/01 14:16 3pgs
Fees:15.00 Taxes:242.35

20010515-0050277

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **May, 2001, by and between EARL ORGAN, A MARRIED MAN, and COLLEEN C. ORGAN, HIS WIFE, hereinafter called Grantors, and WATSON H. FIELDS, JR. and KATHERINE M. FIELDS, HUSBAND AND WIFE, hereinafter called Grantees.**

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 considerations, the receipt of which are hereby acknowledged, EARL ORGAN, A MARRIED MAN, and COLLEEN C. ORGAN, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto WATSON H. FIELDS, JR. and KATHERINE M. FIELDS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 204 CHURCHILL CROSSING, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

COLLEEN C. ORGAN, wife of EARL ORGAN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

EARL ORGAN
Signature of Seller

COLLEEN C. ORGAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EARL ORGAN and HIS WIFE, COLLEEN C. ORGAN,** 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 **11th** day of **May, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

WATSON H. FIELDS, JR. and KATHERINE M. FIELDS, HUSBAND AND WIFE

204 CHURCHILL CROSSING
MADISON, TN 37115

Property Address:

204 CHURCHILL CROSSING
MADISON, TN 37115

Person Responsible for Taxes:

GMAC MORTGAGE CORP.
500 ENTERPRISE ROAD, STE 150
HORSHAM, PA 19044-0965

Map & Parcel #: MAP 34-3, GROUP B, PARCEL 204

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 **$65,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **May, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Unit No. 204 of Churchill Crossing Condominiums pursuant to Master Deed of record in Book 7792, page 915, the original plan being of record in Plat Book 7900, page 25, said plan having been amended to set up Phase Two which unit 204 is a part of, to which plan and amended Master Deed reference is made for a more complete description.

Being the same property conveyed to EARL ORGAN, by Warranty Deed from COLLEEN C. PIKE, of record in book no. 11100, page 825, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 34-3, GROUP B, PARCEL 204, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 552.57).

2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereaftert established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of CHURCHILL CROSSINGS CONDOMINIUMS, of record in Book 7792, page 915, as amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, and Book 10996, page 199, Register's Office for DAVIDSON County, Tennessee.

4. Plan of Record of record in Plat Book 7900, page 25, which is a boundary plat and this plan is amended by the Amended Master Deed and Exhibit A thereto, Book 7804, page 616, said Register's Office.

5. Articles of Amendment to Corporate Charger of Churchill Crossing Condominiums Homeowners Association Inc., of record in Book 7788, page 924,
said Register's Office.