STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.

Affiant

Sworn to and Subscribed before me on this the 31st day of May, 2001.

NOTARY PUBLIC
My Commission Expires: 3-22-04

TONY L. TURNBOW NOTARY PUBLIC AT LARGE LEWIS COUNTY, TN

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 06/01/01 13:57 2pgs
Fees:11.00 Taxes:499.50
20010601-0057132

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Brenna K. Gerdelman	same	104020L10300
3219 West End Circle		
Nashville, TN 37203		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Peggy A. Young (now Peggy A. Sherick) and Alvin O. Sherick III, husband and wife, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Brenna Katherine Gerdelman, hereinafter called the Grantee, her heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 3219, together with the appurtenant interest in the common elements of Magnolia Court Condominiums, a horizontal property regime established by Master Deed and By-laws of record in Book 7295, Page 869, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.
>
> Being part of the same property conveyed to Peggy A. Young and Alvin O. Sherick III by Warranty Deed from The Parthenon Group, a general partnership, of record in Book 10110, Page 605, Register's Office for Davidson County, Tennessee and by Deed of Correction recorded in Book 10330, Page 818, Register's Office of Davidson County.
>
> This is the same description as in the previous deed.

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, except as follows:

1. Covenants, Conditions, Restrictions, and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Magnolia Court Condominium of record in Book 7295, Page 869, Register's Office for Davidson County, Tennessee.

2. Charter of Incorporation of Magnolia Court Condominium Homeowner's Association, Inc., of record in Book 7839, Page 445, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record in Plat Book 421, Page 107, Register's Office for Davidson County, Tennessee.

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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of May, 2001.

Peggy A. Young (Sherick)

Alvin O. Sherick III

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, Peggy A. Young (Sherick), whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 31st day of May, 2001.

NOTARY PUBLIC

My Commission Expires on: 3-22-04

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, Alvin O. Sherick III, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 31st day of May, 2001.

NOTARY PUBLIC

My Commission Expires on: 3-22-04