FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/01 13:05 2pgs
Fees:13.00 Taxes:258.63

20010712-0074310

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 69,900.00

Kevin E Whitlock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 20 01

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(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
Kevin E. Whitlock (NAME)	National Bank of Commerce (NAME)	MAP 108
806 Patio Court (ADDRESS)	115 29th Avenue South (ADDRESS)	GROUP 3-O-A
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	PARCEL 4

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, Paul Sexton, ~~unmarried~~ and wife, Traci Lynn Sexton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin E. Whitlock, unmarried

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:

BEING Lot No. 5, Unit 4, in a horizontal property regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee. This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et. seq. of the Tennessee Code Annotated and the By-Laws of the Adminstration thereof; all restrictions, easement, etc., rights and interest in favor of other unit owner; options, burdens, assessments, and undertakings, etc. contained in the Master Deed of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, said Register's Office.

BEING the same property conveyed to Paul Sexton, unmarried by deed from Tamara J. Taylor, of record in Book 11498, Page 332, 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 5970, Page 829; Book 6014, Page 978; Book 5970, Page 861; Book 6015, Page 11; and Book 6406, Page 799, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 806 Patio Court, Nashville, TN 37214
(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 my hand this 27th day of June 20 01

Paul Sexton

Traci Lynn Sexton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Sexton, unmarried and wife Traci Lynn Sexton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June 20 00.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 495, said Register's Office.