This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
ATTORNEYS AT LAW
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/04/01 09:43 2pgs
Fees:13.00 Taxes:510.23
20010904-0095064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
J. D. Shotwell and wife, Mary E. Shotwell 205 Highland Villa Circle Nashville, TN 37211	same	161-14-0-B-205.00 CO

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, I, **Thomas C. McCray, married,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **J. D. Shotwell and wife, Mary E. Shotwell,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 205 of the Highland Villa Condominiums, a horizontal property regime having been established by the Master Deed recorded in Book 7278, at page 312, in the Register's Office for said County, reference to the plan thereof, "Exhibit B" to said Master Deed, being hereby made for full particulars.
>
> Being the same property conveyed to Thomas S. McCray, unmarried by deed from Hazel C. Bartholomew, unmarried and Joanne Bartholomew of record in Book 9565, page 620, Register's Office of Davidson County, Tennessee.
>
> This is not the principal residence of the Grantor.

SUBJECT TO THE FOLLOWING:

1. 2001 Taxes are a lien, but not yet due and payable.
2. Master Deed of record in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610, and Book 10871, page 232, RODC, TN.
3. By-Laws of Homeowners Association of record in 7278, page 334, amended in Book 8090, page 537, Book 8131, page 95, Book 8658, page 595, Book 9730, page 265, Book 9730, page 265, Book 9730, page 268, and Book 9730, page 271, RODC, TN.
4. Homeowners Association of record in Book 7278, page 310, RODC, TN.
5. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This property is known as: 205 Highland Villa Circle, Nashville, TN 37211

WITNESS MY HANDS THIS 24TH DAY OF AUGUST, 2001 IN Franklin, TENNESSEE.

SELLER: Thomas S. McCray

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary for said State and County, Thomas S. McCray, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that he excuted the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of August, 2001 in Franklin, TN.

Cynthia Ann Gore
Notary Public

My Commission Expires: 2/23/02

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $137,900.00.

J D Rhotwell
AFFIANT

Sworn to and subscribed to me, the undersigned, this 24th day of August, 2001 in Franklin, Tennessee.

Cynthia Ann Gore
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/23/02

TNJ/CG/11543.2001