File Box 13

Advantage
3354 Perime...
Suite 14...
Nashville TN
615-777-...

#2141

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of August, 2001.

DEBORAH K. DEVAULT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-27-04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/05/01 16:55 2pgs
Fees:13.00 Taxes:308.95
20010905-0096345

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jessica A. Lester
5510 Country Drive, Unit 71
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 162-9A-71

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna A. Trotter, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Jessica A. Lester, unmarried,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Townhouse No. 71, Building No. 10, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for said County, to which reference is here made, and held under the provisions of a Master Deed establishing a Horizontal Property Regime, of record in Book 4659, page 32, said Register's Office.

Being the same property conveyed to Donna A. Trotter, unmarried, by deed from George F. Sudberry of record in Book 9130, page 419, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, page 133, said Register's Office.

Master Deed of record in Book 4521, page 574; Book 4659, page 32; Book 4937, page 429; and Book 5001, page 394, said Register's Office.

HOA Charter of record in Book 7980, page 470, said Register's Office.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5510 Country Drive, Unit 71, Nashville, Tennessee 37211

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 do covenant with the said **GRANTEES** that I am 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 I do 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.

Witness my hand this 29th day of August, 2001.

Donna A. Trotter

Donna A. Trotter

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 Donna A. Trotter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and ~~offic~~ial seal this 29th day of August, 2001.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine

Notary Public

11-2-04

My Commission Expires

03775-BW