PICK-UP

Davidson County DEEDWARR
Recvd: 10/01/01 10:02 2pgs
Fees:13.00 Taxes:555.00

20011001-0105441

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3427062

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Fred T. Spruytenburg and wife Ann W. Spruytenburg	Pulte Mortgage Corporation	Map: 117-03-0-A
3000 Hillsboro Pike, Unit 126	7475 South Joliet Street	Parcel: 126.00-CO
Nashville, TN 37215	Englewood, CO 80112	07DA-75224

For and in Consideration of the sum of $ 150,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Jennifer Ann Sivak-Callcott and husband John Reed Callcott

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Fred T. Spruytenburg and wife, Ann W. Spruytenburg

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

A certain condominium apartment unit in Davidson County, Tennessee, and being that **Unit No. 126** on the plan of the **Versailles Condominium Apartments**, a Tennessee Horizontal Property Regine, located at 3000 Hillsboro Pike, Nashville, Tennessee, and as shown on the plan of record at **Plat Book 5050, page 80**, as amended by the Surveyor's Certificate of record at Book 5171, page 153, and as described in the Master Deed of record at Book 5168, page 944, as amended at Book 7770, page 955 and Book 8454, page 719 (and the By-Laws thereto at Book 5168, page 961, as amended at Book 5589, page 367 and Book 5659, page 641 as then re-recorded at Book 5667, page 375) and the Charter for Versailles Townhomes Homeowners' Association of record at Book 5179, page 858, all of record in the Register's Office for said County and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, appliances, carpets and floor coverings, and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto (all hereinafter referred to as the "Property").

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 10383, page 248**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Master Deed of record at Book 5168, page 944, as amended at Book 7770, page 955 and Book 8454, page 719; the By-Laws appurtenant thereto at Book 5168, page 961 as amended at Book 5589, page 367, Book 5659, page 641 and Book 5667, page 375; the plan of record at Book 5050, page 80 as amended at Book 5171, page 153, and the Charter for the homeowners' association at Book 5179, page 858, all recording references to said Register's Office.

This is **improved** property known as: 3000 Hillsboro Pike, Unit 126, Nashville, TN 37215
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 22 day of AUGUST, 20 01

Jennifer Ann Sivak-Callcott

John Reed Callcott

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

Fred T. Spruytenburg, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON _____

My Commission Expires: 10-25-2003

Notary Public
Notary Public: Marbut Glenn Gaston, Jr.

STATE OF ~~TENNESSEE~~ WEST VIRGINIA:
COUNTY OF Monongalia :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Jennifer Ann Sivak-Callcott and husband John Reed Callcott

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on Chestnut Ridge Rd.

My Commission Expires: May 18, 2010

Notary Public

OFFICIAL SEAL
NOTARY PUBLIC, STATE OF WEST VIRGINIA
J. KIM GROGAN
616 STEWART ST.
MORGANTOWN, WV 26505
MY COMMISSION EXPIRES MAY 18, 2010

STATE OF TENNESSEE:
COUNTY OF _____ :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public