This Instrument Prepared By:
**BROKERS ESCROW SERVICES, INC.**

**211 Donelson Pike, Suite 2, P. O. Box 140255**
**Nashville, Tennessee 37214**

ADDRESS NEW OWNER:
**Thomas C. Alsup Sr.**
**601 Old Hickory Blvd., #43**
**Brentwood, Tennessee 37027**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
**NONE**

MAP **171**
GROUP **3B**
PARCEL **239**

# WARRANTY DEED

Prepared from information furnished by the parties hereto

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas C. Alsup and wife, Katherine L. Alsup** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Thomas C. Alsup Sr., and wife, Linda T. Alsup** , hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit #1, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, Page 957, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Thomas C. Alsup and wife, Katherine L. Alsup by deed from Pulte Homes Tennessee Limited Partnership dated June 16, 2000, of record in Instr. #20000619-0061021, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to restrictive covenants contained in an instrument of record in Book 9700, page 957, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
5. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.
6 Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 9700, page 957, said Register's Office.

This is improved property known as 601 Old Hickory Blvd., #43, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate,

Davidson County DEEDWARR
Recvd: 10/01/01 16:29 2pgs
Fees:13.00 Taxes:558.70
20011001-0105885

title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 our hands this the 20th day of September, 2001.

Thomas C. Alsup

Thomas C. Alsup

Katherine L. Alsup

Katherine L. Alsup

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas C. Alsup and wife, Katherine L. Alsup**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2001.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires
September 13, 2003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $151,000.00

AFFIANT

Subscribed and sworn to before me on this 20th day of September, 2001.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires
September 13, 2003