Davidson County DEEDWARR
Recvd: 10/10/01 14:34 2pgs
Fees:13.00 Taxes:381.10

20011010-0110508

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of September, 2001.

Notary Public

My Commission Expires: 12/22/01

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON CO.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephanie M. Palmer
434 English Ivy Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
161-11D-62

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, **Cynthia Eubank, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Stephanie M. Palmer, an unmarried woman** hereinafter referred to as Grantees, their 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 No. 62 of Building L on the Plan of Phase VII for Villages of Brentwood, of record in Plat Book 6900 at page 777, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Eubanks, unmarried by deed from Fred B. Peek and Juanita M. Peek, the heirs at law of Ray M. Peek by instrument of record in Book 9390, page 917, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

Restrictions of record in Book 7231, page 789, and amended to add Phase VII in Book 7472, page 1078, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7231, page 809, Register's Office for Davidson County, Tennessee.

Declaration of Annexation of Villages of Brentwood, Phase VII of record in Book 7679, Page 109, Register's Office for Davidson County, Tennessee.

Dedication of Open space to Villages of Brentwood Townhouse Homeowner's Association of record in book 7663, page 928, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Book 6900, page 777, Register's Office for Davidson County, Tennessee.

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 434 English Ivy Drive, 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 28th day of September, 2001.

Cynthia Eubank

Cynthia Eubank

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Eubank, an unmarried woman, 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 official seal this 28th day of September, 2001.

THOMAS SIDWELL NOTARY

Notary Public

10/22/04

My Commission Expires