PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

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W & I Ref: (sk) Title No: 42396
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/22/01 14:50 2pgs
Fees:13.00 Taxes:399.60
20011022-0115076

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christy L. Fisher 206 Wynbrook Court Nashville, TN 37221	1st Trust Bank for Savings 6625 Quail Hollow, Suite 300 Memphis, Tn. 38120

TAX MAP-PARCEL NUMBERS: 142-07-D-206

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Paul J. Tessmann, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christy L. Fisher** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 206 of Wynbrook Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property act, as shown on the Exhibit "A" to the Master Deed of record in Book 7285, page 918 as amended in Book 7507, page 271, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Paul J. Tessmann and wife, Paulette Tessmann by deed from Judy M. Hughes, unmarried of record in Book 9813, page 115, said Register's Office. The said Paul J. Tessmann and Paulette Tessmann have since divorced. By Quitclaim Deed of record in instrument no. 200004040033641, Register's Office for said County, the said Paulette Tessmann, unmarried conveyed her interest in subject property to Paul J. Tessmann, unmarried. The said Paul J. Tessmann has since remarried.

Alice Dillard joins in this conveyeance soley to convey any and all marital interest she may have in the above described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, attached as Exhibit "A" to the Master Deed, with Owner's Certificate, of record in Book 7285, Page 918, amended in Book 7507, page 27, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7285, page 918, Book 7507, page 271, Book 7285 page 959, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 206 Wynbrook Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on April 22 and 23, 2001.

Paul J. Tessmann

Paul J. Tessmann

Alice Dillard

Alice Dillard

State of Tennessee
County of Williamson

On April 22, 2001, before me the undersigned authority, personally appeared **Alice Dillard** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

Notary Public

My Commission Expires:

State of Tennessee
County of Williamson

On April 23, 2001, before me the undersigned authority, personally appeared **Paul J. Tessmann**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

Notary Public

My Commission Expires:

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 108,000.00

Paul J. Tessmann

Affiant

Sworn and subscribed before me on April 22 and 23, 2001.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

Wldoc: Deed Wty QDoc