Davidson County DEEDWARR
Recvd: 01/23/02 09:07 2pgs
Fees:13.00 Taxes:207.20

20020123-0008883

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Kellie P Casas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December, 2001.

Dana K. Watts
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2/2/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kellie P. Casas 171 Brooke Castle Drive Hermitage, TN 37076	Firstar Bank,N.A. 4801 Frederica St. Owensboro, KY 42301	Map 75.08A Parcel 67.CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Nancy Carolyn Sneed, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kellie P. Casas, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING A CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 171 IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM PLAT OF BROOKE CASTLE CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGE 627, AND AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 6727, PAGE 762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAXINE A. HOLLINS, A WIDOW, BY WARRANTY DEED FROM CLAIRMONT INVESTORS - BROOKE CASTLE, A TENNESSEE JOINT VENTURE COMPOSED OF MCR DEVELOPMENT CORPORATION AND MEDLIN WHERRY CO., INC., DATED SEPTEMBER 6, 1988, AND OF RECORD IN BOOK 7646, PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MAXINE A. HOLLINS AND NANCY CAROLYN SNEED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM MAXINE A. HOLLINS, DATED AUGUST 22, 1995, AND OF RECORD IN BOOK 9782, PAGE 946, SAID REGISTER'S OFFICE. MAXINE A. HOLLINS HAVING SINCE DIED. PROPERTY NOW VESTS IN NANCY CAROLYN SNEED AS SURVIVING TENANT.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 627 and amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Brooke Castle Condominiums, of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 171 Brooke Castle Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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(s) this 27 day of December, 2001.

Nancy C Sneed
Nancy Carolyn Sneed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nancy Carolyn Sneed, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 2/2/04

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076