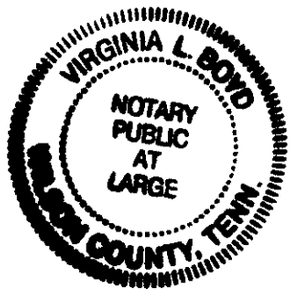
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-16-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 01/28/02 11:52 2pgs
Fees:13.00 Taxes:610.50

20020128-0011487

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee R. Brown Sr.	Bank of America Mortgage	Map 53
(NAME) 2103 Lakeshore Drive	(NAME) 2059 Northlake Parkway	Group 08-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Tucker Georgia 30084	Parcel 2
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Stephanie Thrash, unmarried ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee R. Brown Sr. and Wife, Rosie M Brown ,

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 Unit No. 2103, Condominium Plat, Phase One, on the Plan of Lakeshore Pointe Condominiums, as of record in Plat Book 9700, Page 704, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephanie Thrash, unmarried by deed from Lucca Properties, LLC of record in Instrument Number 200008280096141, Register's Office for said County.

Charter for Homeowner's Association of record in Book 11053, Page 7471, and Book 10353, Page 830, Register's office for said County.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lakeshore Pointe Condominiums, of record in Book 11053, page 690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ■ property, known as 2103 Lakeshore Drive, Old Hickory, TN 37138

(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/our hand(s) this 18th day of January, 2002.

Stephanie Thrash by Tammy Edwards Atty-in-Fact

Stephanie Thrash

STATE OF Tennessee
COUNTY OF Wilson

On this the 1/16/2002, before me personally appeared Tammy Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephanie Thrash, unmarried, and who acknowledged that she executed the same as the free act and deed of the said Stephanie Thrash, unmarried by virtue of that Power of Attorney, duly executed by the said Stephanie Thrash, unmarried and appearing of record in Instrument Number 20020128001486, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 18th day of January, 2002

My Commission Expires: 11-16-2005

Virginia L. Boyd
Notary Public

VIRGINIA L. BOYD Notary
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2112292
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122