STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $143,000.00.

Davidson County DEEDWARR
Recvd: 01/31/02 11:11 3pgs
Fees:17.00 Taxes:529.10
20020131-0013695

Betty R. Spencer
Affiant

Subscribed and sworn to before me, this 31st day of January, 2002.

Notary Public

My Commission Expires: 2005

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Betty R. Spencer 6130 Bresslyn Road Nashville, TN 37205	Same	142-7-C-8500

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Leslie B. Evans, William R. Evans and Troy W. Evans**, as Residuary Beneficiaries under the Last Will and Testament of John F. Evans, Deceased, have bargained and sold, and by these presents do transfer and convey unto **Betty R. Spencer, unmarried**, the Grantee herein, her heirs, representatives, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 85, on the Plan of Ashley Green, of record in Book 6900, page 24 and revised in Book 6900, page 978, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John F. Evans (a/k/a John Francis Evans), by deed from Bernard R. Cocklin and wife, Sandra L. Cocklin, of record in Instrument No. 200007060067006, Register's Office for Davidson County, Tennessee. The said John F. Evans (a/k/a John Francis Evans), having since died testate devising the subject property to Leslie B. Evans, William R. Evans and Troy W. Evans, as residuary beneficiaries under the Last Will and Testament of John Francis Evans, deceased, of record in Will Book 2286, page 418926, 7th Circuit Court, Probate Division for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2002 to be prorated and assumed by Grantee.

2. Subject to all matters shown on the Plan of record in Book 6900, page 24 and as revised in Book 6900, page 978, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws, for the administration thereof; also subject to the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ashley Green of record in Book 7184, page 44, as corrected in Book 7467, page 279, and as amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee.

4. By-Laws as of record in Book 7184, Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas/elements.

This is improved property known as 119 Newsom Green, Nashville, Tennessee 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, her heirs, representatives, successors and assigns forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of the interest in said land which is herein conveyed in fee simple, have a good right to convey it, and the same is unencumbered except as herein above set out.

And Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs, representatives, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of January, 2002.

Leslie B. Evans

Leslie B. Evans

William R. Evans

William R. Evans

Troy W. Evans

Troy W. Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie B. Evans**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 7-30-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William R. Evans**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 7-30-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Troy W. Evans**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 7-30-2005