Davidson County DEEDWARR
Recvd: 02/07/02 15:32 2pgs
Fees:13.00 Taxes:288.60

20020207-0017142

WARRANTY DEED

ET-02-2354

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Teresa A. Thompson
Affiant

Subscribed and sworn to before me, this 5th DAY OF February, 2002.

Barbara J. Heathely
Notary Public

MY COMMISSION EXPIRES: 4-4-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
BEVERLY J. HEATHELY

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Teresa A. Thompson	Owner	
(NAME)	(NAME)	
187 Brooke Castle Drive		075-08-0-A-83.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AUDREY M. STOTT AND BRENDA M. KILLINGSWORTH AND AUBREY G. MORGAN AND PHILIP L. MORGAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TERESA A. THOMPSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit No. 187on the Plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 627, 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 Herman L. Morgan by deed of record by Instrument #20010515-0050355, Register's Office for Davidson County, Tennessee. The said Herman L. Morgan having since passed away. Said property being further conveyed to Audrey M. Stott, Brenda M. Killingsworth, Aubrey G. Morgan and Philip L. Morgan by the Last Will and Testament of Herman Lee Morgan.

This conveyance is subject to Brooke Castle Condominiums Master Deed of record in Book 6519, Page 747, By-Laws of record in Book 6519, Page 768, Book 6519, Page 739, Book 7570, Page 312, Book 7866, Page 374, and in Book 10007, Page 272, Register's Office for said County.

This conveyance is subject to Easements of record in Book 6250, Page 627, as amended in Book 6727, Page 762, said Register's Office.

This conveyance is subject to a Warranty Deed to Homeowner's Association of record in Book 6883, Page 759, said Register's Office.

This conveyance is subject to an Easement for Retention Basin of record in Book 6513, Page 857, said Register's Office.

This conveyance is subject to an Easement for Trunk Sewer and Water Lines granted to Cumberland Water Company of record in Book 4106, Page 812 and 816, said Register's Office.

This conveyance is subject to a Storm Water Detention Agreement of record in Book 6634, Page 229, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 187 Brooke Castle Drive, Hermitage, Tennessee 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/our hand(s) this 5th day of February, 2002.

Audrey M. Stott
Audrey M. Stott

Brenda M. Killingsworth by Aubrey G. Morgan, as attorney in fact
Brenda M. Killingsworth

Aubrey G. Morgan

Philip L. Morgan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Audrey M. Stott *, the bargainor (s), with whom I am personally acquainted or 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 and official seal at Hermitage, Tennessee, this 5th day of February, 2002.

*Aubrey G. Morgan, and Philip L. Morgan

My Commission Expires: 9-9-03

Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 5th day of February, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road

Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Aubrey G. Morgan, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Brenda M. Killingsworth, and acknowledged that he executed the same as the free act and deed of the said Brenda M. Killingsworth.

Brenda Killingsworth is one in the same as Brenda M. Killingsworth.

My Commission Expires: 9-9-03

Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.