Box 14-A
14885-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Mary A Ferrill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY A. FERRILL (NAME)	BANK OF AMERICA, N.A. (NAME)	MAP 160-15-0-A,
236 Hearthstone Manor Lane (ADDRESS)	P. O. Box 17404 (ADDRESS)	PARCEL 059co
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Baltimore, MD 21297-1404 (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, HERBERT L. BROWN AND WIFE, MATTIE B. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY A. FERRILL, 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:

LAND in Davidson County, Tennessee, being Unit No. 59 on the Condominium Site Plan of Hearthstone Manor, Phase IV, as of record in Book 6250, Page 990, 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 Herbert L. Brown and wife, Mattie B. Brown, by Deed from Jean K. Murphree, of record in Book 10159, Page 300, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6424, Page 839 and as amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230 and as re-recorded in Book 7393, Page 749 and as further amended in Book 7398, Page 907, Book 7403, Page 563 and Book 11404, Page 149, said Register's Office; Amended and Restated By-Laws of record in Book 7403, Page 568, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved (X)
This is improved (X) property, known as 236 Hearthstone Manor Lane, Brentwood, TN 37027
(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 our hand s this 7th day of February, 2002

Herbert L Brown
HERBERT L. BROWN

Mattie B Brown
MATTIE B. BROWN

Davidson County DEEDWARR
Recvd: 02/08/02 13:35 2pgs
Fees:13.00 Taxes:795.50

20020208-0017529

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 HERBERT L. BROWN AND WIFE, MATTIE B. BROWN

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 7th day of February, 2002.

Commission expires _____

_____
Notary Public

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE COMMISSION EXPIRES MAY 30 2004 DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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, a _____, 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 _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public