THIS INSTRUMENT PREPARED BY:
W. Carl Spining,Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#129

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Affiant

Notary Public

My commission expires

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004

Name and Address of New Owner:

Deanna Sims
330 Summitt Ridge Drive
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/13/02 13:46 2pgs
Fees:13.00 Taxes:395.90
20020213-0019221

Send Tax Bills To:
CRESCENT Mortgage Services, Inc
115 Perimeter Center Place, Suite 285
Atlanta, GA 30346

Street Address of Subject Property:

330 Summitt Ridge Drive
Nashville, TN 37215

Map and Parcel:

131-5-B-330.00.

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **MICHAEL T. HURST AND WIFE, JEMMA S. HURST, ("GRANTORS")** have bargained and sold, and by these presents do transfer and convey unto to **DEANNA SIMMS, (GRANTEE"),** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: unmarried

Being Unit No. 330 in a Horizontal Property Regime of Four Seasons Condominiums, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master deed of record in Book 6841, page 390, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "D", to said Master Deed. Reference is made to the Plan of Four Seasons Condominiums as of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael T. Hurst and wife, Jemma S. Hurst, by deed from James L. Simmons wife, Mary S. Simmons, as of record filed as Instrument No. 200006300065375, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Charter of Four Seasons Homeowner's Association, as of record in Book 6855, page 917, as amended in Book 8176, page 697, Register's Office for Davidson County, Tennessee.

2. The premises herein described 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 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 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 thereon; 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 Four Seasons Condominiums, as of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.

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 and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, her 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 this 29 day of January, 2002..

Michael T. Hurst

Michael T. Hurst

Jemma S. Hurst

Jemma S. Hurst

STATE OF TENNESSEE |
COUNTY OF DAVIDSON|

On this 28 day of January, 2002, before me personally appeared Michael T. Hurst and wife,Jemma S. Hurst, to me known (or proved to be on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of January, 2002.

W. Carl Spining

Notary Public
My commission expires:

W. CARL SPINING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE