STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2002.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

My Commission Expires: 7-16-2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/22/02 08:43 2pgs
Fees:13.00 Taxes:357.05
20020322-0035180

ADDRESS NEW OWNER(S) AS FOLLOWS:
Reuben J. SanNicolas
226 Lake Chateau Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
National Bank of Commerce
One Commerce Square, First Floor
Memphis, TN 38150

MAP-PARCEL NUMBERS:
097-080-A-081.00 co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Christine Hughes, an unmarried woman,** hereinafter referred to as Grantors, hereby transfer and convey to **Reuben J. SanNicolas,** an unmarried person, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

A Condominium Apartment in Davidson County, Tennessee, being Apartment No. 3 Bldg. P of Lake Chateau, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 6250, Page 607 and amended in Book 7025, Page 380, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Linda Christine Hughes by Warranty Deed from Marilyn S. Clark, an unmarried woman, of record in Instrument No. 2000 092700 95892, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2002 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Williamson County, Tennessee.

This is improved property known as 226 Lake Chateau Drive, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of February, 2002.

Linda Christine Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Christine Hughes, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2002.

Notary Public

11/2/05
My Commission Expires