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This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
WILLIE J. WILLIAMS
454 Stewarts Ferry Pike
Nashville, Tennessee 37214

MORTGAGEE:
Cash

Davidson County DEEDWARR
Recvd: 04/01/02 11:53 2pgs
Fees:13.00 Taxes:247.90
20020401-0039058

SEND TAX BILL TO:
Mortgagee

MAP **096-11-0**
GROUP **A**
PARCEL **005.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **CONNIE D. BARRICK,** unmarried hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **WILLIE J. WILLIAMS,** unmarried, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Apartment Unit No. A-5 of Hickory Place Condominiums of record in Plat Book 6472, Page 435, Register's Office for Davidson County, Tennessee, created under Title 66, Section 27-101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record on Book 6476, Page 663, 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 the said Master Deed. Reference is hereby made to the plat of Hickory Place as Exhibit "A: of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to CONNIE D. BARRICK, unmarried by deed from dated October 2, 1996, of record in Book 10214, Page 487 and re-record in Book 10218, Page 492, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 6472, page 435, said Register's Office.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6472, page 435, Register's Office for Davidson County, Tennessee.

4. By-Laws contained in an instrument of record in Book 6472, page 429, and Book 11641, Page 142, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

5. Subject to restrictive covenants contained in an instrument of record in Book 6654, page 910, Book 6759, Page 533, Book 7015, Page 187, Book 7015, Page 192, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

6. Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book Master Deed 6472, Page 435, and Book 6476, page 663, said Register's Office, and to

which instrument reference is here made for the complete and exact terms, details and requirements thereof.

7. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

8. The policy(s) to be issued in connection with this Commitment shall not provide any insurance as to the exact acreage or quantity of land contained in the insured tract.

9. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

10. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

This is improved property known as 454 Stewarts Ferry Pike, Nashville, Tennessee 37214.

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,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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 our hands this the 26th day of March, 2002.

Connie D. Barrick

CONNIE D. BARRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **CONNIE D. BARRICK,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of March, 2002.

Christie J. Lannom

NOTARY PUBLIC

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:

CHRISTIE J. LANNOM
Notary Public At Large
State of Tennessee
Qualified in Wilson County
Commission Expires June 26, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $67,000.00.

Zoy Fowler

AFFIANT

Subscribed and sworn to before me on this 26th day of March, 2002.

Christie J. Lannom

NOTARY PUBLIC

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:

CHRISTIE J. LANNOM
Notary Public At Large
State of Tennessee
Qualified in Wilson County
Commission Expires June 26, 2005