This Instrument Prepared By:
Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Dav. Co. File Box 14-A
jtc file no. 14993-2

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Katheryn C. Huffhines, unmarried and Shelly Katheryn Huffhines, unmarried as Joint Tenants with the Right of Suvivorship**, hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Allison Elaine Tucker** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **Davidson County**, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 1st **day of April, 2002.**

Katheryn C. Huffhines by Jill S. Harris attorney in fact
Katheryn C. Huffhines, by Jill S. Harris-Attorney in Fact

Shelly Katheryn Huffhines by Jill S. Harris attorney in fact
Shelly Katheryn Huffhines, by Jill S. Harris-Attorney in Fact

Davidson County DEEDWARR
Recvd: 04/09/02 13:26 3pgs
Fees:18.00 Taxes:555.00
20020409-0043542

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State, personally appeared, **Jill S. Harris** who executed the foregoing instrument on behalf of **Katheryn C. Huffhines and Shelly Katheryn Huffhines,** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 1st **day of** April **2002.**

Lola A Taylor

Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE OF TENNESSEE
COUNTY Of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st **day of** April **2002.**

Deborah H Bernie

Notary Public
My Commission expires: 5/26/02

DEBORAH H BERNIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires

Map and Parcel: 171-02-0-A-75.00CO

Address of New Owner:
222 Glenstone Circle
Brentwood, TN 372027

Send Tax Bills To:

Bank of America
P.O. Box 17404
Baltimore, MD 21297-1404

6020059

EXHIBIT "A"

TO

WARRANTY DEED

LEGAL DESCRIPTION

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 75 of the Brentwood Villa Condominiums, Phase 3B, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Brentwood Villa Condominiums, of record in Book 6923, Page 943, and as amended in Book 7035, Page 115, in Book 7266, Page 84, and in Book 7423, Page 574, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6923, Page 986, and as amended in Book 7423, Page 567, and in Book 8074, Page 564, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Brentwood Villa Condominiums, of record in Book 6900, Page 4, and as amended in Book 6900, Page 329, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Katheryn C. Huffhines, unmarried, and Shelly Katheryn Huffhines, unmarried, as joint tenants with the right of survivorship, by Deed from B. Kenneth Sanford and wife, Penny E. Sanford, of record in Book 11115, Page 970, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of KATHERYN C. HUFFHINES and SHELLY KATHERYN HUFFHINES pursuant to a Power of Attorney executed by them on the 15th day of March, 2002, and being filed for record simultaneously herewith, under Instrument No. 20020409004 3541, said Register's Office.