STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100000.

Mandy Baird
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of April, 2002.

Notary Public

My Commission Expires: 12/11/05

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: 04/26/02 14:13 2pgs
Fees:13.00 Taxes:370.00
20020426-0051720

ADDRESS NEW OWNER(S) AS FOLLOWS:
James W. Gaskins
5874 Brentwood Trace
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Fifth Third Mortgage Company

MAP-PARCEL NUMBERS:
160-140-B-170.00 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, **Frances Jones Farmer, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **James W. Gaskins, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 5874, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, page 230, and Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Frances Jones Farmer by Special Warranty Deed from Federal National Mortgage Association of record in Book 8542, Page 31, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 219, and revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5524, Page 415, and Book 5545, Page 510, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5524, Page 424, Book 5537, Page 988, and Book 5868, Page 70, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Utility and Drainage of record in Book 4831, Page 125, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet 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 is improved property known as 5874 Brentwood Trace, Brentwood, Tennessee 37027.

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 24th day of April, 2002.

Frances Jones Farmer by Susan Kelton Attorney in fact

Frances Jones Farmer

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 Susan Kelton, with whom I am personally acquainted and who proved herself to be the attorney in fact of Frances Jones Farmer and who being authorized to do acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2002.

Notary Public

My Commission Expires: 11-22-05

05043-BP