PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **July, 2002** between **BRIAN W. RANDOLPH and FLORENCE O. RANDOLPH, husband and wife** , GRANTOR, and **BETTY ASHTON ANDREWS** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **BRENTWOOD,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 43 on the Plan of Brentwood Villa Phase 2, of record in Book 6900, pages 185 and 186, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Florence O. Randolph, by Quit Claim Deed from Brian W. Randolph, of record in Instrument # 200003240029875, Register's Office for Davidson County, Tennessee, dated 03/16/00 and filed for record on 03/24/00, said Register's Office.
THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in the Plan of record in Plat Book 6900, Page 185 and 186; Charter for HOA of record in Book 6936, Page 895; Master Deed of record in Book 6923, Page 943, Book 7035, Page 115, Book 7143, Page 18, Book 7266, Page 84, and Book 7423, Page 574; By Laws of record in Book 6923, Page 986, Book 8074, Page 564, and Book 7423, Page 567; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

"The above legal description is identical to the one in the previous deed of record."

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

BRIAN W. RANDOLPH
Signature of Seller

Florence O. Randolph by
ATTORNEY-IN-FACT
FLORENCE O. RANDOLPH
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/03/02 10:45 2pgs
Fees:13.00 Taxes:484.70

20020703-0080102

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **1st** day of **July, 2002** before me personally appeared BRIAN W RANDOLPH , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of FLORENCE O RANDOLPH , and acknowledged that he/she executed the same as the free act and deed of said BRIAN W RANDOLPH .

Witness my hand, at office, this **1st** day of **July, 2002.**

Alan D. Roberts
Notary Public

My Commission Expires: 7-30-05

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Name and Address of Property Owner:

BETTY ASHTON ANDREWS
5914 STONEBROOK DRIVE UNIT 43
BRENTWOOD, TN 37027

Property Address:

5914 STONEBROOK DRIVE UNIT 43
BRENTWOOD, TN 37027

Person Responsible for Taxes:

SAME

MAP # 171-2A
Parcel #: 43-C0

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$131,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Carmen Coats
Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **July, 2002.**

Alan D. Roberts
Notary Public

My Commission Expires: 7-30-05

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076