PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 43681

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Suzanne W. Brunson 279 Glenstone Circle Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 171-02-A-057

Davidson County DEEDWARR
Recvd: 08/21/02 12:50 2pgs
Fees:13.00 Taxes:488.40
20020821-0101232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$132,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dawn Turner Boulanger, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne W. Brunson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Unit in Davidson County Tennessee, being Unit No. 57 of Phase 3 B, Brentwood Villa, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 4, as amended in Book 6900, page 329, Register's Office for said County, to which source refence 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 Dawn Renee Turner, unmarried by deed from R. Kent Austin, married of record in Book 10442, page 731, Register's Office for said County. The said Dawn Renee Turner has since been married and is now known as Dawn Turner. Boulanger.

Michael C. Boulanger, spouse of Dawn R. Boulanger, joins in this conveyance solely to convey any and all interest he may have in the above described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 4 as amended in Book 6900, page 329, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6923, page 943, Book 7035, page 115, Book 7101 page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574, Book 6923, page 986, Book 7423, page 567 and Book 7423, page 574, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 279 Glenstone Circle, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of August, 2002 .

Dawn Turner Boulanger

Michael C. Boulanger

State of TENNESSEE
County of WILLIAMSON

On this 16th day of August, 2002 , before me the undersigned authority, personally appeared **Dawn Turner Boulanger and Michael C. Boulanger** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $132,000.00

Jennifer McDowell
Affiant

Sworn and subscribed before me this 16th day of August, 2002

My Commission Expires: _____ Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003