WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 58,500.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 3rd day of SEPTEMBER, 2002.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 09/10/02 14:26 2pgs
Fees:13.00 Taxes:216.45
20020910-0109865

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#02080015

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
James Ratzlaff, & Cindy Ratzlaff ~~166 Brook Castle Drive~~ ~~Hermitage, TN 37076~~	New Owner 1428 Brighton Circle Old Hickory, TN 37138	75-8-O-A / 66.00 CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by James Ratzlaff and wife, Cindy Ratzlaff, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Timothy James Watkins**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

James Ratzlaff *and wife,* **Cindy Ratzlaff**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

BEING Condominium Unit No.166 in a Horizontal Property Regime as shown on the Condominium Plat of Brooke Castle Condominiums, as of record in Book 6250, page 627, and as amended by instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Timothy J. Watkins a/k/a Timothy James Watkins by deed from Joan J. Watkins, f/k/a Joan J. Graves and husband, William C. Watkins, Jr. and by deed from Dorina Gail Watkins of record in Instrument No. 20010830-0094330, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2002 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 6250, page 627, and as corrected in Book 6727, page 762; Easements for water & sewer utilities in Book 4106, page 812, and Book 4106, page 816; Easement for retention basin in Book 6513, page 857; Storm water agreement in Book 6634, page 229; and Deed for common area in Book 6883, page 759, all in Register's Office for Davidson County, Tennessee.

This is improved property known as: 166 Brook Castle Drive, Hermitage, TN. 37076.

Witness my/our hands this 3rd *day of* SEPTEMBER, *2002.*

Timothy James Watkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named Timothy James Watkins ~~and~~ Un-married the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 3rd day of SEPTEMBER, 2002.

NOTARY PUBLIC

My Commission Expires: 3-27-04

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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WARRANTY DEED

From: Timothy James Watkins

To: James Ratzlaff
and wife,,
Cindy Ratzlaff

Property:

166 Brook Castle Drive
Hermitage, TN. 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003