Record & Return
Watauga Title Company
155 Franklin Road, Suite
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 10/03/02 08:57 2pgs
Fees:13.00 Taxes:429.20

20021003-0120495

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2002.

Notary Public

My Commission Expires: 4-25-04

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
John Forrest Perkins
219 Wynbrook Court
Nashville, TN 37221

Send Tax Bills To:
Sun Trust Bank
2014 Charlotte Ave
Nashville, TN 37203

Map-Parcel Number
142-7D-219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY M. MAHAFFEY, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN FORREST PERKINS, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 219 on the Plan of Wynbrook Condominiums, said Plan being attached as Exhibit "A" to the Master Deed, of record in Book 7285, page 920, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nancy M. Mahaffey, unmarried by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of record in Book 9490, page 683, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Restrictive covenants recorded in Book 6519, Page 458 and as amended in Book 6529, page 560; Book 7037, page 683; Book 7470, page 130 and in Book 7550, page 809, Register's Office for said County.

2. Agreement for electrical service of record in Book 6552, page 617, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws establishing a Horizontal Property Regime of Wynbrook Condominiums, of record in Book 7285, page 918, and as amended in Book 7507, page 271, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 219 Wynbrook Court, Nashville, TN 37221.

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, his heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of September, 2002.

Nancy M. Mahaffey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY M. MAHAFFEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 2002.

Notary Public

My Commission Expires: 10/25/03