Davidson County DEEDWARR
Recvd: 10/15/02 10:12 2pgs
Fees:13.00 Taxes:314.50

20021015-0126483

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00.

Henry D Abernath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry D. Abernathy	Right Mortgage Company	Map: 136-3-B-12.00CO
(NAME)	(NAME)	
3880 Priest Lake Drive #57	106B West Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Lebanon, TN. 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, MELINDA M. BROOKS, UNMARRIED, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto HENRY D. ABERNATHY, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 57, Building 28 and the garage therewith on the Site Plan of Phase 2, Priest Lake Park Condominium Townhouses, as shown by plat appearing of record in Plat Book 4675, page 145 amending Plat Book 4675, page 131, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Melinda M. Brooks, unmarried, by Warranty Deed of record in Book 11554, page 507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed and By-Laws of record in Book 4651, page 412, as clarified in Book 4943, page 692, amended in Book 4979, page 939, Exhibit IV in Book 5189, page 671, Exhibit to By-Laws in Book 5083, page 417 and as amended in Book 8115, page 838 and in Book 9089, page 765; Rules and Regulations in Book 7679, page 173, as amended in Book 8115, page 849 and in Book 9089, page 765 and as amended and restated in Book 9507, page 606, Book 9927, page 75 and in Instrument No. 20011025-0116633; Charter for Homeowners' Association in Book 4944, page 115; and, any and all matters as shown on plat of record in Plat Book 4675, page 145 amending Plat Book 4675, page 131; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3880 Priest Lake Drive #57, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 7th day of October, 2002.

Melinda M. Brooks

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Melinda M. Brooks, unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of October, 2002.

Notary Public

My Commission Expires: APRIL 7, 2006

(SEAL)

SST1 Kelly M. Peterson Comm. # 1350106 NOTARY PUBLIC-CALIFORNIA EL DORADO COUNTY MY COMM. EXPIRES April 7, 2006 SST1

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217