Davidson County DEEDWARR
Recvd: 11/04/02 09:21 2pgs
Fees:13.00 Taxes:569.80
20021104-0134667

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19594

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $154,000.00.

Roberta W. Rodgers
Affiant

Subscribed and sworn to before me, this 31st day of OCTOBER, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Roberta Walker Rodgers	Countrywide Home Loans, Inc.	MAP 117-3-A
3000 Hillsboro Road, #106	P.O. Box 10212	PAR 106.00 CO
Nashville, TN 37215	Van Nuys, CA 91410-0212	FB 07DA 75204

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEFFREY T. BROWN, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERTA WALKER RODGERS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3000 Hillsboro Road, #106, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of OCTOBER, 2002.

JEFFREY T. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JEFFREY T. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of OCTOBER, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 106 on the Plan of Versailles Condominium Apartments of record in Plat Book 5050, page 80 and corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, Book 7770, page 955, Book 8434, page 719, said Register's Office.

Being the same property conveyed to Jeffrey T. Brown, unmarried by deed from Phillip L. Boyd and wife, Pat C. Boyd of record as Instrument No. 20020604-0067156, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719; (2) Charter of record in Book 5179, page 858; (3) Easements of record in Book 4240, page 209, Book 5221, page 681, Book 3531, page 592 and Book 4158, page 34; and (4) All matters appearing on the Plan of record in Plat Book 5050, page 80 and corrected in Book 5171, page 153, said Register's Office.