TEC 06
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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (GJ) Title No: 44059

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/18/02 14:09 2pgs
Fees:13.00 Taxes:417.18
20021218-0156228

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kristie N. Reed 204 Wynbrook Court Nashville, Tennessee 37221	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 142-07-D-204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$112,750.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Dianna M. Godwin know known as Dianna M. Jacobs, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristie N. Reed** 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 Apartment in Davidson County, Tennessee, Being Unit No.204of Wynbrook Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" to the Master Deed of record in Book 7285 page 918 and amended in Book 7507, page 271 Register's Office for said County, to which source reference 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 Dianna M. Godwin, a married person, now known as Dianna M. Jacobs by deed from Gurjett Dhindsa, unmarried and Harbans S. Dhindsa, a married person, of record in Book 9639, page 573, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, of record Exhibit "A" to the Master Deed in Plat Book 7285, Page 918 and amended in Book 7507, page 271, said Register's Office, to which plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Book 7285, page 918, Book 7285, page 959, Book 7507 page 271, 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: 204 Wynbrook, Nashville, Tennessee 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, 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 22nd day of November, 2002 .

Dianna M. Goodwin now known as Dianna M. Jacobs

State of TENNESSEE
County of DAVIDSON

On this 22nd day of November, 2002 , before me the undersigned authority, personally appeared **Dianna M. Goodwin now known as Dianna M. Jacobs** , 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $112,750.00

Affiant

Sworn and subscribed before me this 22nd day of November, 2002

Notary Public

My Commission Expires: 10/31/04

WILSON CO. NOTARY PUBLIC AT LARGE TENN.