19358
Box 3C

RECORD & RETURN TO:

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00.

Catherine R Vass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF Feb., 2003.

David B Herbert
NOTARY PUBLIC

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19358SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Clifton O. Ogden 243 Glenstone Circle Brentwood, TN 37027	Same	171-2-A-132-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joshua Q. Cherry and wife, Sandy Cherry, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Clifton O. Ogden, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 132, on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, page 4, amended in Plat Book 6900, page 329, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Brentwood Villa, as of record in Book 6923, page 943, as amended in Book 7035, page 115; Book 7101, page 730; re-recorded in Book 7143, page 18; Book 7266, page 84; Book 7423, page 574 and Book 8072, page 564, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Brentwood Villa, for proper identification.

Being the same property conveyed to Joshua O. Cherry, by deed from Barber B. Griffith, of record in Book 10966, page 493, Register's Office for Davidson County, Tennessee. The said Joshua O. Cherry is one and the same person as Joshua Q. Cherry.

Davidson County DEEDWARR
Recvd: 02/14/03 15:51 3pgs
Fees:18.00 Taxes:573.50
20030214-0020627

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Plat Book 6900, page 4, amended in Plat Book 6900, page 329, Register's Office for Davidson County, Tennessee; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa Condominiums of record in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, re-recorded in Book 7143, page 18, Book 7266, page 84; Book 7423, page 574 and Book 8074, page 564,Register's Office for Davidson County, Tennessee; and
4. By-Laws of record in Book 6923, page 986, as amended in Book 7423, page 567, of record in Register's Office for Davidson County, Tennessee; and
5. Homeowners' Association Charter of record in Book 6936, page 895, as amended in book 7998, page 249 and Book 8267, page 270, Register's Office for Davidson County, Tennessee; and
6. Easement for water main and appurtenances, of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee; and
7. Storm water detention agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 243 Glenstone Circle, Brentwood, TN 37027.

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 do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do 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 13th day of February, 2003.

Joshua Q. Cherry

Sandy Cherry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February ___, 2003, before me personally appeared Joshua Q. Cherry and Sandy Cherry 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 that they executed the same as their free act and deed.

Witness my hand and official seal this 13th day of February, 2003.

NOTARY PUBLIC

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE