Davidson County DEEDWARR
Recvd: 05/22/03 12:26 2pgs
Fees:13.00 Taxes:398.68
20030522-0070098

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,750.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of May, 2003.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charlton Cantrell and Elizabeth Cantrell
1114 Shawnee Ct
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
160-14-B-162

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Ann Morrison, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Charlton Cantrell and wife, Elizabeth Cantrell** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Unit No. 5866, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219 , as revised in Book 5200, page 230, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is here made . The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property , apartments , co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said County, amendment to master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mary Ann Morrison by warranty deed from Haury & Smith Contractors, Inc. of record in Book 5684, page 242, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 219, revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee.

Master Deed contained in an instrument of record in Book 5524, Page 415, as amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5524, Page 424, amended in Book 5537, page 988, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5866 Brentwood Trace, Brentwood, Tennessee 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 I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 19th day of May, 2003.

Mary Ann Morrison

Mary Ann Morrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Morrison, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2003.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN