File #200350501

Davidson County DEEDWARR
Recvd: 06/24/03 15:00 2pgs
Fees:13.00 Taxes:209.05

20030624-0086929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon E. Brown	First Horizon Home Loan Corporation	Map 75-8-A
(NAME) 163 Brooke Castle Drive	(NAME) P.O. Box 7481	Parcel 057.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Springfield, OH 45501	
(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, **JANICE JEAN WHITMER, INDIVIDUALLY AND JANICE JEAN WHITMER, EXECUTRIX OF THE ESTATE OF CHARLES R. HUNT**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JON E. BROWN, UNMARRIED**, 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, State of Tennessee, described as follows, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 163 in a Horizontal Property Regime of Brooke Castle Condominium of record in Plat Book 6250, Page 627, as amended in Book 6680, Page 905 and re-recorded in Book 6727, Page 762; Revised in Plat Book 6250, Page 691, and as amended in Book 6919, Page 671, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles R. Hunt and wife, Evelyn J. Hunt by Warranty Deed of record in Book 10977, Page 961, Register's Office for Davidson County, Tennessee. The said Evelyn J. Hunt, a/k/a Evelyn Juanita Hunt died on October 11, 2001. The said Charles R. Hunt, a/k/a Charles Robert Hunt died testate on November 28, 2002. Pursuant to the Last Will and Testament of Charles R. Hunt of record in the Probate Court Clerk's Office for Davidson County, Tennessee (File No. 03P-29) subject property was devised to Janice Jean Witmer.

This conveyance is subject to the following: This property is subject to Master Deed of record in Book 6519, Page 747; Charter and the Condominium Association of record in Book 6519, Page 739; Amendments to Charter of record in Book 7570, Page 312 and Book 7866, Page 374; Easement for Retention Basin of record in Book 6513, Page 857; Easement for trunk, water and sewer lines granted to Cumberland Water Company of record in Book 4106, Page 812; Storm Water Detention Agreement of record in Book 6634, Page 229; Conveyance to Homeowners' Association of record in Book 6883, Page 759; and, any and all matters shown on plat of record in Plat Book 6250, Page 627; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 163 Brooke Castle Drive, Hermitage, TN 37076
(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 20th day of June, 2003.

Janice Jean Whitmer J W Witmer

Janice Jean Whitmer, Executrix of the Estate of Charles R. Hunt

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Janice Jean Whitmer 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 20th day of June, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Janice Jean Whitmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Charles R. Hunt, deceased, the within named bargainor, a limited liability company, and that she as such Executrix, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing as Executrix.

Witness my hand and official seal, this 20th day of June, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076