(7)

Davidson County DEEDWARR
Recvd: 07/18/03 12:52 2pgs
Fees:13.00 Taxes:314.50
20030718-0101191

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Kim Wicks
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of July, 2003.

Notary Public

NOTARY PUBLIC AT LARGE
JACKSON M. WELCH, JR.
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-18-04

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:
Anne Brown
4425 Westlawn Dr. Unit D101
Nashville, TN 37209

SEND TAX BILLS TO:
Hickory Shores #6
26236 Hickory Blvd.
Bonita Springs, FL 24134-3732

MAP-PARCEL NUMBERS:
Map\Parcel: 103-080-A-066.00 CO

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, **Michael E. Wicks, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Anne B. Brown, Trustee of the Anne B. Brown Trust Agreement Dated January 14, 2000,** hereinafter referred to as Grantees, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit D-101 of Westlawn Green, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page(s) 20 through 24, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a 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 Michael E. Wicks, unmarried, by Warranty Deed from Robert B. Hudson and Kelly H. Hudson, both unmarried of record in Book 11719, Page 888, Register's Office for Davidson County, Tennessee, dated October 21, 1999.

The Plan of record in Plat Book 5200, Page 20-24, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5234, Page 719, Register's Office for &*V28& County, Tennessee.

Master Deed of record in Book 5238, Page 863, Book 5266, Page 22,Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5238, Page 872; Book 6748, Page 423, 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 4425 Westlawn Drive, Unit D101, Nashville, TN 37209.

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 15th day of July, 2003.

Michael E. Wicks by Donald R. Barrett, Jr. Attorney in Fact

Michael E. Wicks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be tha attorney in fact of Michael E. Wicks, and who, being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2003.

Notary Public

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-18-04