This instrument prepared by:
THOMAS N. JONES
Thomas N. Jones & Associates
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/09/03 08:16 2pgs
Fees:13.00 Taxes:342.25
20030909-0131125

NEW OWNER:
Patricia Roberts
5793 Brentwood Trace
Brentwood, TN 37027

SEND TAX BILL TO:
Same

MAP & PARCEL:
160-14-O-B-093.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sandra Eileen English, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Patricia Roberts, unmarried**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5793 in Brentwood Trace Condominiums, a Horizontal Property Regime, as of record in Book 5200, Page 230 and Book 5200, Page 261, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra Eileen English, unmarried, by deed from James M. English and wife, Sandra A. English of record in Book 11728, Page 691, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2003 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Charter and By-Laws of Brentwood Trace Homeowners Association of record in Book 5524, Page 424, Book 5537, Page 988 and Book 5868, Page 70, said Register's Office.
4. Easements and Rights of Way of record in Book 4460, Page 110, and Book 4831, Page 125, said Register's Office.

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(s), her heirs and assigns, forever;

AND I COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), her 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.

This ( ) unimproved (X) improved property is known as:

5793 Brentwood Trace, Brentwood, Tennessee 37027

WITNESS MY HAND THIS 28TH DAY OF AUGUST, 2003.

Sandra Eileen English

Sandra Eileen English

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Sandra Eileen English, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of August, 2003.

Notary Public

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of August, 2003.

Notary Public

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07