PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **December, 2003, by and between CONNIE JOYCE BREWINGTON, UNMARRIED, and HOWARD A. BREWINGTON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantors, and KATHLEEN POWELL, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CONNIE JOYCE BREWINGTON, UNMARRIED, and HOWARD A. BREWINGTON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as Grantors, do hereby bargain, sell, transfer and convey unto KATHLEEN POWELL, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 323 Forrest Park Rd. Unit 7-7, Madison, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Connie Joyce Brewington
CONNIE JOYCE BREWINGTON
SIGNATURE OF SELLER

Howard A Brewington
HOWARD A. BREWINGTON
SIGNATURE OF SELLER

Davidson County DEEDWARR
Recvd: 12/31/03 11:03 3pgs
Fees:18.00 Taxes:129.50

20031231-0184752

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CONNIE JOYCE BREWINGTON**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this 30th day of **December, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, HOWARD A. BREWINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this 30th day of **December, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

KATHLEEN POWELL

4015 Trail Ridge Drive
Franklin, TN 37067

Property Address:

323 Forrest Park Rd. Unit 7-7
Madison, TN 37115

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 043-13-0-A, PARCE 087.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kathleen Powell
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **December, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

EXHIBIT 'A'

APARTMENT UNIT #7-7 of the Robin Hood Condominiums, of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description of said condominium.

Being the same property conveyed to CONNIE JOYCE BREWINGTON, UNMARRIED, and HOWARD A. BREWINGTON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from CONNIE JOYCE BREWINGTON, , of record in INSTRUMENT NO. 20030310-0030843, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 043-13-0-A, PARCE 087.00CO).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 124, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Robin Hood Condominium Apartments appended thereto, of record in Book 5388, page 524, Register's Office for DAVIDSON County, Tennessee.

5. Supplemental Master Deed of record in Book 6569, page 149, said Register's Office.

6. Amended Master Deed of record in Book 11399, page 660, said Register's Office.

7. Charter of Robin Hood Condominium Association, Inc., of record in Book 5383, page 314, said Register's Office.

8. Sewer Easement across common area as shown on plat and which is of record in Book 3436, page 486, said Register's Office.