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 19th day of February, 2004, by and between TAMMY R. WILLIAMS, UNMARRIED, hereinafter called Grantor, and CASEY TYLER, UNMARRIED, 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, TAMMY R. WILLIAMS, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto CASEY TYLER, UNMARRIED, hereinafter referred to as Grantee, his/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 Grantor 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 420 WALTON LANE UNIT A-2, MADISON, TN 37115.

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

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 02/24/04 09:21 3pgs
Fees:18.00 Taxes:216.82



20040224-0020588

TAMMY R. WILLIAMS
SIGNATURE OF SELLER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TAMMY R. WILLIAMS, UNMARRIED, 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, at office, this **19th** day of February, 2004.

Notary Public

My Commission Expires: 6/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Name and Address of Property Owner:

CASEY TYLER, UNMARRIED

420 WALTON LANE UNIT A-2
NASHVILLE, TN 37115

Property Address:

420 WALTON LANE UNIT A-2
MADISON, TN 37115

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
4500 PARK GRANADA
CALABASAS, CA 91302-1613

Map & Parcel #: MAP 51-15-A, PARCEL 2.00CO

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 **$58,600.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **February, 2004.**

Notary Public

My Commission Expires: 6/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

RETURN TO:

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

EXHIBIT 'A'

A certain condominium apartment in Davidson County, Tennessee, being Unit A-2 Quail Creek Condominiums, as of record in Book 6328, pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to TAMMY R. WILLIAMS, UNMARRIED, by Warranty Deed from REBA PARRISH AND GEORGE T. PARRISH, of record in BOOK 10868, PAGE 644, 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 51-15-A, PARCEL 2.00CO). 2003 real property taxes are
PAID in the amount of 632.04.

2. 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.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereaftert established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Quail Creek Condominiums appended thereto, of record in Book 6328, page 44, Register's Office for DAVIDSON County, Tennessee.

4. All matters as set forth on the Plan of First Floor and Second Floor of Quail Creek Condominiums, attached as Exhibit "C" to Master Deed of record in Book 6328, pages 89 and 90, said Register's Office.

5. Articles of Incorporation for Quail Creek Homeowners Association, Inc., of record in Book 6340, page 411, said Register's Office.