This instrument was prepared by:

Charles J. Friddell, Attorney
95 White Bridge Rd., Suite 302
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 05/21/04 14:14 3pgs
Fees:18.00 Taxes:296.00
20040521-0060082

Address of New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Deborah J. Messinger 5600 Country Drive, Unit 160 Nashville, TN 37211	Same	Map 162-9B Parcel 73 5DU-56070

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CRAIG L. PUTMAN and MILDRED J. BRASSELL,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DEBORAH J. MESSINGER**, an unmarried person, hereinafter called the Grantee, her heirs, successors, and assigns, a certain tract of land in Nashville, Davidson County, Tennessee, described as follows:

DESCRIPTION

Townhouse No. 160, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is here made.

THIS CONVEYANCE is made subject to all provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, including but not limited to assessments, all as made and provided in the exhibit to the Master Deed of record in Book 4918, Page 125, Register's Office fro Davidson County, Tennessee, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, as of record in Book 4918, Page 116, as amended in Book 4958, Page 346, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Craig L. Putman and Mildred J. Brassell by Quitclaim Deed from Flossie Putman of record in Instrument 20010209-0012931 Register's Office

for Davidson County, Tennessee, to which reference is here made.

This is improved property located at 5600 Country Drive, Unit 160, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, they have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

The respective spouses of the Grantors hereby have executed this deed for purposes of releasing any and all marital rights with respect to this conveyance.

WITNESS our hands this 16th day of March, 2004.

GRANTORS:

DOROTHY MARIE PUTMAN

CRAIG L. PUTMAN

JAMES W. BRASSELL, SR.

MILDRED J. BRASSELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **CRAIG L. PUTMAN and MILDRED J. BRASSELL,** the within named bargainors, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 16th day of March, 2004.

NOTARY PUBLIC

My Commission Expires:
3/27/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **DOROTHY MARIE PUTMAN and JAMES W. BRASSELL, SR.,** the within named bargainors, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 16th day of March, 2004.

NOTARY PUBLIC

My Commission Expires:
3/27/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 80,000.00.

Affiant

Subscribed and sworn to before me this 27th day of March, 2004.

Notary Public

My Commission Expires:

My Commission Exp. Oct. 24, 2006