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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/04 12:51 2pgs
Fees:13.00 Taxes:536.50

20040525-0061284

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: 11/25/2006
(AFFIX SEAL)

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell T. Wingo Russell T. Wingo, Jr.	Suntrust Mortgage, Inc.	171-02-A
(NAME)	(NAME)	(MAP)
266 Glenstone Circle	201 Fourth Avenue North, 7th floor	121.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Joan N. Yarborough, unmarried , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Russell T. Wingo, unmarried, and Russell T. Wingo, Jr., married, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 121 of Brentwood Villa - Phase 3B, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Brentwood, TN, as shown on the plat of Brentwood Villa - Phase 3B, Condominium apartments, recorded in Plat Book 6900, page 4, as amended in Book 6900, page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, page 986, as amended in Book 7035, page 115, Book 7101, page 730 as re-recorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, page 986, as amended in Book 7035, page 115, Book 7101, page 730 as re-recorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, and By-Laws recorded in Book 6923, page 986, as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joan N. Yarborough by deed from Joe E. Pennel, Jr. and wife, Janene D. Pennel, dated March 28, 2002, of record in Instrument No. 20020403-0040223, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 266 Glenstone Circle, Brentwood, Tennessee 37027

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 19th day of May, 2004.

Joan N. Yarborough

Joan N. Yarborough
by Susan Jonjarian
her atty.-in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Susan Jorjorian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Joan N. Yarborough, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Joan N. Yarborough, the bargainor, by the said Susan Jorjorian, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 19th day of May, 2004.

Jennifer O Dunlap
Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.