WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ LAKE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,500.00

~~Brooks A. Sells~~
~~Affiant~~ Brooks A. Sells 7-6-04

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th ~~1st~~ day of July, 2004.

Loretta C. Maimone
Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LORETTA C. MAIMONE
Commission # DD0217899
Expires 6/1/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chandra Cook	Union Planters Bank, N.A.	Map 142
7252 Highway 70S, Unit 205	7130 Goodlett Farms Pkwy	Group 7-0-F
Nashville, TN 37221	Cordova, TN 38016	Parcel 5 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brooks A. Sells, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chandra Cook

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, Unit No. 205, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et. seq., as established by a Master Deed recorded in Instrument 200007200071772, re-recorded in Instrument 200008280084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 200007200071772 and Instrument 200008280084760, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200007200071722, re-recorded in Instrument 200008280084760; and (3) Storm Water Detention Agreement of record in Instrument 200006160060368; Sanitary Sewer Easement of record in Instrument 200003100025049; Easement to Harpeth Valley Utility District of record in Book 11426, Page 63; Right of Way Easement of record in Book 7308, Page 762; and Easement to the State of Tennessee of record in Book 5202, Page 732 and Book 5024, Page 458, said Register's Office.

Being the same property conveyed to Brooks A Sells by deed of Record as # 20001224-0127336, said Register's office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7252 Highway 70S, Unit 205, Nashville, TN 37221

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 hand this ~~1st~~ day of July, 2004.

~~Brooks A. Sells~~
Brooks A. Sells
Brooks A. Sells 7-6-04

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Davidson County DEEDWARR
Recvd: 07/14/04 12:36 2pgs
Fees:13.00 Taxes:653.05

20040714-0083858

STATE OF FLORIDA
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brooks A. Sells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Eustis, FL, Florida, this ~~1st~~ 6th day of July, 2004.

My Commission Expires: 06/01/2007

Loretta C. Maimone
Notary Public

LORETTA C. MAIMONE
Commission # DD0217899
Expires 6/1/2007
Bonded through
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