Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/05/05 09:43 2 pgs
Fees:13.00 Taxes:652.13
20050405-0036777

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $176,250.00

Thelma H. Stanley
Affiant

Subscribed and sworn to before me, this 4th day of April 2005.

Notary Public
My commission expires: 1/26/2008

LEE CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Thelma H. Stanley	Owner	171-02-0-A 86.00
253 Glenstone Circle		
Brentwood TN 37027-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Gregory G. Perry, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Thelma H. Stanley, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 86, in Brentwood Villa Condominium a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6923 Page 943 and amended in Book 7035 Page 115; Book 7266 Page 84; Book 7101 Page 760; Book 7143 Page 18; Book 7423 Page 574 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record in Book 6900 page 4 and amended in Book 6900 Page 329 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 6923 Page 943 and amended in Book 7035 Page 115; Book 7266 Page 84; Book 7101 Page 760; Book 7143 Page 18; Book 7423 Page 574 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gregory G. Perry by deed from Ernest E. Wingo of record in Book 9609 Page 868 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Brentwood Villa Phase 3B of record in Book 6900 Page 4 and amended in Book 6900 Page 329, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6923 Page 943 and amended in Book 7035 Page 115; Book 7266 Page 84; Book 7101 Page 760; Book 7143 Page 18; Book 7423 Page 574 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Brentwood Villa Condominiums and recorded in Book 6923 Page 943 and amended in Book 7035 Page 115; Book 7266 Page 84; Book 7101 Page 760; Book 7143 Page 18; Book 7423 Page 574 Register's Office for said county. 4) Charter of Brentwood Villa Condominium Association, Inc of record in Book 6936 Page 895 and amended in Book 8267 page 270 5) Bylaws for Brentwood Villa Condominium Association, Inc. of record in Book 7423 Page 567 and amended in Book 8074 page 564

This property is improved property known as 253 Glenstone Circle, Brentwood, Tennessee 37027-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 4th day of April, 2005.

Gregory G. Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory G. Perry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of April, 2005.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

FILE NO: WG1038