Davidson County DEEDWARR
Recvd: 04/12/05 11:22 2 pgs
Fees:13.00 Taxes:565.73

20050412-0040314

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00.

Charlotte A. Bethel
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2005.

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Angie Valentine
Notary Public

My Commission Expires: 9-22-0

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Linda Dickerson
310 Chimney Hill
Nashville, Tennessee 37221

SEND TAX BILLS TO:
OPTION ONE MORTGAGE
1600 PARKWOOD CIRCLE, #502
ATLANTA, GA 30339

MAP-PARCEL NUMBERS:
142-08-0-B-097.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric W. Cameron, married,*** hereinafter referred to as Grantors, hereby transfers and conveys to **Linda Dickerson, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

***Brandi Cameron, wife of Eric Cameron, joins in this instrument to convey any and all interest she has in said property.**

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 97, on the Plan of Coronada Condominiums, Phase IV, of record in Plat Book 5200, Page 217, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Eric W. Cameron, unmarried, by Warranty Deed from James D. Crow of record in Instrument No. 200005030044279, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 217, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4901, Page 679, Book 5522, Page 675 and Book 5869, Page 269, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4901, Page 702, Register's Office for Davidson County, Tennessee.

Charter of record in Book 4902, Page 938, and amended in Book 6132, Page 118 and Book 7694, Page 733, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 310 Chimney Hill, Nashville, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of March, 2005.

Eric W. Cameron

Brandi Cameron

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 Eric W. Cameron and Brandi Cameron, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2005.

Notary Public

My Commission Expires: 11/22/08

DONALD E. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

12376-BV