THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24744-09-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $189,900.00. Affiant Subscribed and sworn to before me this 9th day of November, 2005. Notary Public My Commission Expires: 9/20/08

MY LEATHE... NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Christina M. Kerchief, Debby Louise Booth 211 Glenstone Circle Brentwood, TN 37027	**Send Tax Bills To:** New owner	**Tax Information:** Map No.171.02-0A Parcel No. 101.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James B. Poole, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christina M. Kerchief, unmarried and Debby Louise Booth, unmarried, as joint tenants with right of survivorship** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 211 Glenstone Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of November, 2005.

James B. Poole by J. Michael Morgan, AIF

James B. Poole
By J. Michael Morgan, as his Attorney in Fact

Davidson County DEEDWARR
Recvd: 11/14/05 14:24 2 pgs
Fees:13.00 Taxes:702.63

20051114-0137379

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Michael Morgan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of James B. Poole as his Attorney-In-Fact, and as the free act and deed of the within named James B. Poole as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of November 2005.

Donald E. Kniffen
Notary Public

My Commission Expires:

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101 on the Plan of Phase 3-B Brentwood Villa of Record in Plat Book 6900, Page 329, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by Master Deed and Bylaws of record in Book 6923, Page 943 amended in Book 7035, Page 115, Book 7101, Page 730, rerecorded in Book 7143, Page 18, Book 7266, Page 84 and Book 7423, Page 574.

Being the same property conveyed to James B. Poole, unmarried by deed dated February 11, 2005 from Martha Carol Holland Palmeri (formerly known as Martha Carol Holland) etvir David Joseph Palmeri of Record in Instrument No. 20050216-0017830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. By-Laws of Brentwood Villa Condominium Association, of record in Book 6923, Page 986 amended in Book 7423, Page 567, and Book 8074, Page 564, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Brentwood Villa Condominium Association, Inc. of record in Book 6936, Page 895, amended in Book 7998 Page 249 and Book 8267, Page 270, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brentwood Villa Condominium, of record in Book 6923, Page 943, amended in Book, 7035, Page 115, Book 7101, Page 730, rerecorded in Book 7143, Page 18, Book 7266, Page 84 and Book 7423, Page 574, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 6900, Page 4, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, Page 329, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 5155, Page 164, Register's Office for Davidson County, Tennessee.
9. Easement for Force Main Easement of record in Instrument No. 20030707-0093162, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6385, Page 814, Register's Office for Davidson County, Tennessee.