B04 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $207,900.00.

Affiant

Subscribed and sworn to me on August 25, 2006.

NOTARY PUBLIC

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/28/06 14:37 2 pgs
Fees:13.00 Taxes:769.23

20060828-0106145

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21836SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John C. Barker 5126 Woodland Hills Drive Brentwood, TN 37027	SAME AS NEW OWNER	171-02A-5

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert G. Lakins and wife, Jacqueline L. Lakins, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nancy Bailey Trust, Nancy L. Bailey Trustee and John C. Barker, as tenants-in-common, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 of Phase I, Brentwood Villa, as shown on Plan of record in Book 6900, pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description, together with the said unit's appurtenant undivided interest in the general and limited common elements.

Being the same property conveyed to Robert G. Lakins, unmarried, by Deed from James E. Warren and Mary Ann Warren, husband and wife, of record in Book 9656, page 503, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 6900, pages 4 and 5, in the Register's Office for Davidson County, Tennessee.
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of Brentwood Villa Condominiums of record in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, re-recorded in Book 7143, page 18, Book 7266, page 84; Book 7423, page 574 and Book 8074, page 564,Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 6923, page 986, as amended in Book 7423, page 567, of record in Register's Office for Davidson County, Tennessee. By-Laws of record in Book 6923, page 986, as amended in Book 7423, page 567, of record in Register's Office for Davidson County, Tennessee.
6. Homeowners' Association Charter of record in Book 6936, page 895, as amended in book 7998, page 249 and Book 8267, page 270, Register's Office for Davidson County, Tennessee.
7. Easement for water main and appurtenances, of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.
9. Subject to the rights of others in and to the common elements.
10. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This property is also known as improved property located at 109 Villa View Court, Brentwood, TN 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 GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on August 25, 2006.

Robert G. Lakins

Jacqueline L. Lakins

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 25, 2006, before me personally appeared Robert G. Lakins and wife, Jacqueline L. Lakins to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 25, 2006.

NOTARY PUBLIC

My Commission Expires: May 30, 2007

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE