RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 10/14/08 16:01 3 pgs Fees:18.00 Taxes:466.20 20081014-0103574

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009243

MAP - PARCEL NO: 160-14B-179-CO

Name/Address New Owner:
~~Send Tax Statements To:~~
Dean Baylor
5883 Brentwood Trace
Brentwood TN 37027

Send Tax Statements To:
~~Name/Address New Owner:~~
Wachovia Mortgage FSB
1100 Corporate Center Drive
Raleigh, NC 27607

Name of Mortgagee:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KERRY ALLEN PERKINSON, INDIVIDULALY AND AS ADMINISTRATOR OF THE ESTATE OF BRADLEY KENNETH PERKINSON, A/K/A BRADLEY K. PERKINSON, AND MARIELLEN P. SASSEEN, INDIVIDUALLY**, have bargained and sold and by these presents do transfer and convey unto **DEAN BAYLOR**, his heirs and assigns forever, the following described property, to wit:

Land located in Davidson County, Tennessee, being Unit No. 5883, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said County, amendment to Master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Bradley K. Perkinson, a single person, by deed from Vicki A. Sanford, a single person, of record in Book 8827, page 747, dated December 30, 1992, Register's Office for Davidson County, Tennessee. Bradley K. Perkinson died May 15, 2008, intestate, said interest now vested in his heirs, which are Kerry Allen Perkinson and Mariellen P. Sasseen. Also pursuant to the orders of the Circuit Court for Davidson County, Tennessee, No. 08P878, Kerry Allen Perkinson has been authorized and empowered all duties in relation to said Estate.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien, but are not yet due and payable.

2. All matters as shown on the Plan of Brentwood Trace Condominiums, of record in Plat Book 5200, page 219, Plat Book 5200, page 230, Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee.

3. This conveyance is made subject to all 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 and Charter for the administration thereof; and is 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 and options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 4660, page 110 and Book 4831, page 125, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 14th day of October, 2008.

KERRY ALLEN PERKINSON, Individually and
Administrator of the Estate of
BRADLEY KENNETH PERKINSON,
A/K/A BRADLEY K. PERKINSON

MARIELLEN P. SASSEEN, Individually

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 **KERRY ALLEN PERKINSON AND MARIELLEN P. SASSEEN**, 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 seal, at office, on this 14th day of October, 2008.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **KERRY ALLEN PERKINSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **ADMINISTRATOR OF THE ESTATE OF BRADLEY KENNETH PERKINSON,** the within named bargainor, and the he as **ADMINISTRATOR** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate, as **ADMINISTRATOR**, respectively.

WITNESS my hand and seal, at office, on this 14th day of October, 2008.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$126,000.00**.

Affiant

SWORN TO and subscribed before me on this 14th day of October, 2008.

My Commission Expires:

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept. 29, 2010

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).