Instr:200005010043030 Page: 1 OF 3
REC'D FOR REC 05/01/2000 1:57:50PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $510.60

BOX 44

THIS INSTRUMENT PREPARED BY:
George C. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Luisa V. Hough
Affiant

Subscribed and sworn to before me, this 1 day of May, 2000.

GEORGE CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/28/2003

Address New Owner As Follows:
Luisa V. Hough
4505 Harding Road, #131
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
116-03-0-B 131.00CO
7DA 78083

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN L. STARR AND HUSBAND, J. MARK MYERS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LUISA V. HOUGH**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 131 on the Plan of Royal Oaks Apartments of record in Book 5200 page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen L. Starr by deed from Kevin T. Wilkinson, of record in Book 7614, page 179, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 45, Register's Office for said County.

4. Easement for Driveway as set out in Deed of record in Book 4668, page 985, and in Deed of record in Book 5144, page 245, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee.

6. Sanitary sewer easement of record in Book 3347, page 188, Register's Office for said County.

7. Subsurface pipeline easement of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.

This is improved property known as 4505 Harding Road, #131, Nashville, TN 37205.

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, her heirs and assigns, forever; and we covenant with the said Grantee that we are 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1 day of May, 2000.

Karen L. Starr

J. Mark Myers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN L. STARR, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of May, 2000.

Notary Public

My Commission Expires: 5/28/2003

134361.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. MARK MYERS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of May, 2000.

Notary Public

My Commission Expires: 5/28/2003