WARRANTY DEED

Instr:20000510004740O Page: 1 OF 2
REC'D FOR REC 05/10/2000 2:37:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $196.10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven C. Stratz	Bank of America	MAP 119-10-A
(NAME)	(NAME)	
114 Prescott Place	P.O. Box 31590	PARCEL #114.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tampa, FL 33633-0754	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sandra M. Kelsey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven C. Stratz and wife, Denise E. Stratz

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 114, Prescott Place Condominiums, a Horizontal Property Regime, located on Prescott Place Davidson County, Tennessee, as shown on the plat of Prescott Place Condominiums, recorded in Plat Book 6200, page 257, as amended in Plat Book 6250, page 537, said Register's Office, and described in a Master Deed recorded in Book 6615, page 743, as amended in Book 6639, page 416, and Book 6779, page 691, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Prescott Place Condominiums, contained in the Master Deed and By-Laws Appended thereto, recorded in Book 6615, page 743, as amended in Book 6639, page 416, and Book 6779, page 691, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sandra M. Kelsey, by deed from Ruth W. Traughber, unmarried, of record in Book 9966, page 254, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed of record in Book 6615, page 743, as amended in Book 6639, page 416, and Book 6779, page 691; By-Laws of record in Book 6615, page 772; Easements of record in Book 4365, page 361, and Book 4366, page 123; Plan of record in Plat Book 6200, page 257, as amended in Plat Book 6250, page 537; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 114 Prescott Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our 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 5th day of May, 2000

Sandra M. Kelsey

Sandra M. Kelsey

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 Sandra M. Kelsey

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of May, 2000

Commission expires 3/27/2001

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public