Return To:

Middle Tennessee Escrow Co.
113 Hazel Path
Hendersonville, TN 37075

PREPARED BY ~~(AND RETURN TO)~~:

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 10/09/00 13:39 2pgs
Fees:11.00 Taxes:407.00
20001009-0100181

W & I Ref: (gj) Title No: 41941
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Sullivan Larkins Leslie Elaine Hicks Larkins 1900 Richard Jones Road, Unit P-2 Nashville, TN 37215	Same

TAX MAP-PARCEL NUMBERS: 117-15-A-154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 110000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ellen Donahue, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Sullivan Larkins and spouse, Leslie Elaine Hicks Larkins,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. P-2 of Green Hills Terrace Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to James F. Donahue, Jr., and wife, Mary Ellen Donahue by deed from Ervin M. Entrekin, Trustee of record in Book 5333, page 160, Register's Office for Davidson County, Tennessee. James F. Donahue, Jr., has since died, thereby leaving Mary Ellen Donahue as surviving tenant by the entirety.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 64, said Register's Office, which Plan to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 5304, page 745, Book 7841, page 557, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters

This is improved property, known as: 1900 Richard Jones Road, Unit P-2, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of September, 2000.

Mary Ellen Donahue

Mary Ellen Donahue

State of Tennessee
County of Davidson

On this 27th day of September, 2000, before me the undersigned authority, personally appeared **Mary Ellen Donahue**, 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 the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110000.00

Leslie Elaine Hicks Farrens

Affiant

Sworn and subscribed before me on the 27th day of September, 2000.

Notary Public

My Commission Expires: July 14, 2001

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN