Davidson County DEEDWARR
Recvd: 12/04/00 15:27 3pgs
Fees:15.00 Taxes:528.73

20001204-0119023

STATE OF TENNESSEE 2000-120
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2000

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/25/2003

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy John Edwards	Suntrust Bank	117-11D27CO
(NAME)	(NAME)	
2054 Graybar Lane - Unit 2054	PO Box 305110/7th Floor	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37215	Nashville, TN 37230-5110	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Diane Durham, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy John Edwards and Lisa Marie Garfield, both unmarried

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 2054 Graybar Lane - Unit 2054, Nashville, Tennessee 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 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 ~~his~~ their hand s this 1st day of December, 2000.

Diane Durham
Diane Durham

Timothy E Durham I Diane Durham atty in fact
Timothy E. Durham

2000-120

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Diane Durham, married

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 Nashville Tennessee, this 1st day of December, 2000.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of December, 2000 before me the undersigned Notary Public, personally appeared Diane Durham, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Timothy E. Durham acknowledged that he executed the same as the act of his principal(s) for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public: Mark A. Ellmore, Jr.

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

January 25, 2003
My commission expires:

File No.: 2000-120

ATTACHMENT

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2054 as shown on Exhibit "D" of the Master Deed of Turnberry Square Condominiums, of record in Book 6686, page 186, Register's Office for said County, and to which Master Deed and record thereof is incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Diane Durham, married by deed from Elisa M. Elder, unmarried, filed of record in Book 11280, page 854, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-107 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc. contained in the Master Deed of record in Book 6686, page 166; Bakk 6814, page 165; Book 9315, page 795 and Instrument No. 200008010075604, said Register's Office.

Timothy E. Durham, spouse of Diane Durham, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.