01

County 482

THIS INSTRUMENT WAS PREPARED BY:

Tennessee Title & Escrow Co.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of December, 2000.

Notary Public
My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/19/00 10:27 2pgs
Fees:11.00 Taxes:259.00

20001219-0124238

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Ryan A. O'Hara
202 Summit Ridge Drive
Nashville, TN 37215

SEND TAX BILLS TO:
Union Planters Bank NA
PO Box 3131
Memphis TN 38173 0131

MAP-PARCEL NUMBERS:
131-05-B-202.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE J. WINTER, an unmarried person,** hereinafter referred to as Grantor, hereby transfers and conveys to **RYAN A. O'HARA, an unmarried person,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, TO WIT:

Land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 202 as shown on the Plan of Four Seasons, a condominium development, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in the Master Deed, as amended, establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eugene Julian Winter and wife, Helene Winter by deed from Four Seasons Associates, Inc. of record in Book 7189, Page 866, Register's Office of Davidson County, Tennessee. Also being the same property subsequently conveyed to Eugene J. Winter from Eugene J. Winter and wife, Helene Winter, of record in Book 7897, Page 125, said Register's Office.

The undersigned Eugene J. Winter ans Eugene Julian Winter are one and the same person.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **202 Summit Ridge Drive, 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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 15 day of December, 2000.

EUGENE J. WINTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **EUGENE J. WINTER**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 15 day of December, 2000.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.