PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 42106
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/10/01 13:54 2pgs
Fees:11.00 Taxes:277.50
20010110-0003230

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tamara Dee Sturges 1900 Richard Jones Road R-3 Nashville, TN 37215	SunTrust Mtg. 901 Semmes Avenue Richmond, VA 23224

TAX MAP-PARCEL NUMBERS: 117-15-H-163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 75,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy Frances Kane, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tamara Dee Sturges,** 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. R-3 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.

BEING the same property conveyed to Dorothy Frances Kane, unmarried by deed from Jewell M. Milligan, unmarried of record in Book 7882, page 349, Register's Office for said County.

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

This conveyance is subject to Taxes for 2001 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, page 164, said Register's Office, which Plan shows minimum building set back lines and easements and 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 645 and 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; Easement by M.C. Morris and Sidney Averbuch, dedicated by Instrument of record in Book 4320, page 896, said Register's Office; Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.
This is improved property, known as: 1900 Richard Jones Road R-3, 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 15th day of December, 2000.

Dorothy Frances Kane

Dorothy Frances Kane

State of Tennessee
County of Davidson

On this 15th day of December, 2000, before me the undersigned authority, personally appeared **Dorothy Frances Kane**, 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.

CHRISTY WILKINS IVEY
NOTARY PUBLIC
My Commission Expires 7/26/2002

My Commission Expires: _____

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: $ 75,000.00

Affiant

Sworn and subscribed before me on the 18th day of December, 2000.

CINDY FREDRICKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires SEPT. 28, 2002

My Commission Expires: 9-28-2002

Notary Public