Davidson County DEEDWARR
Recvd: 01/16/01 09:57 2pgs
Fees:11.00 Taxes:1239.50
20010116-0004425

THIS INSTRUMENT PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Margaret L. Watts
Affiant

Subscribed and sworn to before me, this 15th day of January, 2001.

Notary Public

My Commission Expires: 8/25/2003

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Margaret L. Watts 107 Sheffield Court Nashville, TN 37215	Same as New Owner	131-9B-4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTY T. ANDERSON AND HUSBAND, JAMES O. NAIFEH,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARGARET L. WATTS, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of Sheffield Condominiums, Phase II, a horizontal property regime established by Master Deed of record in Book 5996, page 812, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 2 on the Plan of Sheffield Condominiums, Phase II, of record in Plat Book 5200, page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty T. Anderson by deed from Richard W. Cardin and wife, Nancy S. Cardin, of record in Book 10309, page 587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2001 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Perpetual Easement for Highway Purposes of record in Book 4384, page 438, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Plat Book 5200, page 474, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants recorded in Book 5996, Page 807 and as amended in Book 6010, page 663, Register's Office for Davidson County, Tennessee.

5. Master Deed and By-Laws establishing a Horizontal Property Regime of Sheffield Condominiums, Phase II, of record in Book 5996, page 812, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6229, page 481, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

This is improved property known as 107 Sheffield Court, 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, her heirs and assigns, forever; and it covenants with the said Grantee that it is 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 15th day of January, 2001.

Betty T. Anderson

James O. Naifeh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY T. ANDERSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of January, 2001.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES O. NAIFEH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of January, 2001.

Notary Public

My Commission Expires: 10/25/2003

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