THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

Davidson County DEEDWARR
Recvd: 03/06/01 15:35 2pgs
Fees:12.00 Taxes:573.50
20010306-0021303

MAP#117
PARCEL 2D-9

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of February, 2001.

SHARON FORD LEWIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-2-2004

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charlotte B. Maguire
(Name)
2332 Woodward Way
(Street Address)
Atlanta, Georgia 30305

SEND TAX BILLS TO: MORTGAGEE:
same
(Name)
(Street Address)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Linda F. Burnsed, Unmarried,** hereinafter called the "Grantor", **has** bargained and sold, and by these presents does transfer and convey unto **Charlotte B. Maguire**, hereinafter called the "Grantee", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 9 on the plan of The Clairmont Condominium, Revision One, according to the Master Deed of record in Book 7096, page 940, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6200, page 551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Linda F. Burnsed by Deed of record in Book 8342, page 898, and Quitclaim Deed in Book 10183, page 850, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3027 Woodlawn Drive
Nashville, Tennessee 37215

THE premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq. as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the Bylaws for the administration thereto; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereinafter established over, though, or upon the land embracing the regime and building thereon; and also restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Clairmont

Condominium, Revision One, of record in Book 7096, page 940, amended in Book 7108, page 98 and Book 8263, page 703, said Register's Office, and the Bylaws of record in Book 7096, page 948, amended in Book 7117, page 70 and Book 7637, page 319, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee", her heirs and assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized 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; and "Grantor" does further covenant and bind herself, her heirs and/or 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 persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this 28th day of February, 2001.

Linda F. Burnsed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Linda F. Burnsed, 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 28th day of February, 2001.

My Commission Expires: 11-8-04

SHARON FORD LEWIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

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