File in Box No. 19 B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/01 15:21 2pgs
Fees:11.00 Taxes:462.50

20010319-0026188

STATE OF TENNESSEE #01-3-25-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 2001

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAURA CALHOUN SCRUGGS	BANK OF AMERICA, N.A.	MAP 117-03-0-A
(NAME)	(NAME)	
3000 Hillsboro Road, #62	2059 Northlake Parkway	PARCEL 062CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Tucker, GA 30084	FB #07DA-75160
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, BENJAMIN T. JORDAN, III AND WIFE, CHRIS JORDAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA CALHOUN SCRUGGS, 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:

LAND in Davidson County, Tennessee, being Unit No. 62 on the Plan of Versailles Apartment Condominiums, (or Townhomes), created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5168, Page 944, as amended in Book 7770, Page 955, and Book 8434, Page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Versailles Apartment Condominiums, (or Townhomes), as of record in Book 5050, Page 80, and corrected in Book 5171, Page 153, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Benjamin T. Jordan, III, unmarried, by Deed from Angela Y. Powers Tune and husband, John Carter Tune, of record in Book 11186, Page 880, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 3000 Hillsboro Road, #62, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 15th day of March 2001

BENJAMIN T. JORDAN, III

CHRIS JORDAN

Legal continued from Page 1

subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles Townhomes Condominiums, (or Townhomes), of record as aforementioned, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantor(s) herein.

CHRIS JORDAN, spouse of the above named Benjamin T. Jordan, III, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

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 BENJAMIN T. JORDAN, III AND WIFE, CHRIS JORDAN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March, 2001.

My Commission Expires: May 28, 2003

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.