PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/21/01 10:26 2pgs
Fees:11.00 Taxes:427.35
20010321-0027049

W & I Ref: (sk) Title No: 42250
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| David J. Dean<br>5025 Hillsboro Road 21-C<br>Nashville, TN 37215 | Mortgage Edge Corporation<br>1355 Beverly Road Suite 330<br>McLean, BA 22101 |

**TAX MAP-PARCEL NUMBERS: 131-01-D-177**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 115,500.00,** 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 E. Friedricks-Curtis, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David J. Dean,** 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. 21-C also known as Unit No. 177 of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Dorothy E. Friedricks, now known as Dorothy E. Friedricks Curtis by deed from Julie Anna Smith, an unmarried person of record in Book 10361, page 27, Register's Office for Davidson County, Tennessee.

Travis Curtis joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

**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 4, said Register's Office, to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5211, page 325, Book 5616, page 133, Book 6079, page 516, 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.

**This is improved property, known as:** 5025 Hillsboro Road 21-C, 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 19th day of March, 2001.

Dorothy E. Friedricks-Curtis

Travis Curtis

**State of Tennessee**
**County of Davidson**

On this 19th day of March, 2001, before me the undersigned authority, personally appeared **Dorothy E. Friedricks-Curtis and Travis Curtis**, 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.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public

**State of Tennessee**
**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 115,500.00

David J. Dean
Affiant

Sworn and subscribed before me on the 19th day of March, 2001.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public