Davidson County DEEDWARR
Recvd: 03/26/01 16:08 3pgs
Fees:15.00 Taxes:738.15

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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $199,500.00. Betty T. Anderson **Affiant** Subscribed and sworn to before me, this 15th day of March, 2001. Notary Public My Commission Expires: 11/25/2003

Address New Owner As Follows:
Betty T. Anderson
620 Tipton Circle
Covington, TN 38019

Send Tax Bills To:

Map-Parcel Number:
117-07-0-J-010.00CO

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, **WANDA WEAR WOOLEN,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BETTY T. ANDERSON**, 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. 2033 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated sections 66-27-101 through 66-27-1231, herein referred to as the a"Act") and the provisions of the Master Deed for the Kingsbridge Condominium of record in Book 7105, page 77, Register's Office for Davidson County, Tennessee, as amended in Book 7457, page 15, said Register's Office, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit,

Together with the undivided percentage interest in the common elements) as defined in Master Deed) appertaining in said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Wanda Wear Woolen by deed from James F. Steward and wife, Margaret Steward, of record in Book 9690, page 120, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 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 Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1109, page 353 and Book 1133, page 85, Register's Office for Davidson County, Tennessee.

3. Perpetual Easement for utility installation and maintenance reserved in instrument dated April 5, 1939, of record in Book 1108, page 76, and book 1109, page 353, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6763, page 357, Register's office for Davidson County, Tennessee.

5. Master Deed establishing a Horizontal Property Regime of record in Book 7105, page 77, as amended at Book7457, page 15, and the By-Laws of record at Book 7105, page 804, as amended in Book 9539, page 564, Register's Office for said County.

6. Matters shown on the Plan of record in Book 974, page 92 and at Book 7105, pages 846-850, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2033 Lombardy Avenue, 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 I covenant with the said Grantee that I am 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 covenant and bind myself, my heirs 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 my hand this 15th day of March, 2001.

Wanda Wear Woolen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WANDA WEAR WOOLEN**, unmarried, the within named bargainor, 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 16th day of March, 2001.

Notary Public

My Commission Expires: 10/25/2003