Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Alton G. Davis Unit 611, Windsor Tower 4215 Harding Road Nashville, Tennessee 37205	New Owner Unit 611, Windsor Tower 4215 Harding Road Nashville, Tennessee 37205	Map 103-16 Group B Parcel 70
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 04/11/01 11:20 2pgs
Fees:11.00 Taxes:462.50
20010411-0035743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND and NO/100 ($125,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JANICE C. RIGGS,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ALTON G. DAVIS,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Unit No. 611, as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for said County, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, page 388, et seq., said Register's Office.
>
> Being the same property conveyed by Quitclaim Deed from David Riggs to Janice C. Riggs, of record in Book 7559, page 128, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision Plan of record in Book 5200, page 71; to By-Laws of record in Book 5313, page 358; to Master Deed of record in Book 5313, page 338, as amended in Book 8666, page 789; to Charter of Windsor Tower, Inc., of record in Book 5256, page 684; to sanitary sewer and/or storm drainage easement of record in Book 3956, page 943; to Charter of 4215 Harding Road Homeowner's Association of record in Book 5297, page 371; to Easement and Right of Entry Agreement of record in Book 9486, page 948; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as Unit 611, Windsor Tower, 4215 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2000 property taxes, which taxes are being prorated between the parties, the Grantor paying to the Grantee her proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 10th day of April, 2001.

Janice C. Riggs

JANICE C. RIGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Janice C. Riggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and seal, this 10th day of April, 2001.

Notary Public

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of April, 2001.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04