Return To

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39752** **FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/01 12:47 2pgs
Fees:11.00 Taxes:925.00
20010523-0053520

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 250,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **17TH DAY OF MAY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 7/26/2003

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JAMES M. DORAN, JR., et al **3818 West End Avenue, Unit 103** **Nashville, Tennessee 37205**	**S A M E**	**104-9-K-103** **26W 10054**

FOR AND IN 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, MARTHA LEA ROWLAND DEMARTINO and husband, THOMAS J. DEMARTINO** H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. DORAN, JR., Unmarried, and RAMSEY BURTON WARD, Unmarried,** as Tenants in Common with Right of Survivorship

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. 103 of The Montclai Condominiums, a Horizontal Property Regime, 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 7332, Page 380, and as amended by instrument of record in Book 7902, Page 113, 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 plat of The Montclair condominiums, as shown on Exhibit "B" to the Master Deed of record in Book 7332, Page 380, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Martha Lea Rowland, A Single Person, by deed from Murray J. Haber and wife, Judy V. Haber of record in Book 10009, page 916, Register's Office for Davidson County, Tennessee. The said Martha Lea Rowland having since married Thomas J. DeMartino and is now known as Martha Lea Rowland DeMartino. The said Thomas J. DeMartino joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

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 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 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 ambracing 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 The Montclaim Condominiums, of record in Book 7352, Page 380, and as amended in Book 7902, Page 113, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Unimproved ( )
This is improved (X) property, known as **3818 West End Avenue, Unit 103, Nashville, Tennessee 37205**

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 HANDS THIS 18th DAY OF MAY, 2001.

Martha Lea Rowland DeMartino

MARTHA LEA ROWLAND DEMARTINO

THOMAS J. DEMARTINO

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 MARTHA LEA ROWLAND DEMARTINO and husband, THOMAS J. DEMARTINO, 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 Nashville, Tennessee, this the 18th day of May, 2001.

ALAN L. SATTERLEE NOTARY PUBLIC STATE OF TENNESSEE

Alan L Satterlee

NOTARY PUBLIC

My Commission Expires: 9/20/2002