Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3427054

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Betty Clark Moore	AmSouth Bank	Map: 131-7-E
1920 Randolph Place	2050 Parkway Office Circle	Parcel: 007-CO
Nashville, TN 37215	Birmingham, AL 35244	16DA-40511
	LoanNumber: 003011259227	

For and in Consideration of the sum of $ 229,900.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Argon Realty Investments, a Tennessee General Partnership with Patrick J. Riley, Jr., managing partner

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Betty Clark Moore, an unmarried person

hereinafter called the **GRANTEES**, their 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, and being **Unit 4-B** on the plan of **Evergreen,** a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as established by **Master Deed** of record at **Book 6936, page 936** and as shown on the Plan as Exhibit "C" to said Master Deed and as shown on the plan of record at Plat Book 6250, page 589, both of record in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, appliances, floor coverings, and/or other improvements therein, and further with the undivided interest in the general and limited common elements appurtenant thereto, all of which provides a complete description of said Unit and of the conveyance hereby made.

Being all the same property conveyed to the grantor herein by **a Correction Deed** as of record **in the pages and at the Instrument Number immediately preceding this Warranty Deed** and by deed as of record at Instrument Number **20001026-0106248**, in said Register's Office, and the above description is the same as appears therein, except for the description in said latter deed which was corrected.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed of record at Book 6936, page 936, Restrictive Covenants of record at Book 6519, page 623, Charter of Evergreen HomeOwners' Assoc. of record at Book 6945, page 490, and the matter shown on the plan at Plat Book 6250, page 589, all said Register's Office.

Davidson County DEEDWARR
Recvd: 06/18/01 09:44 2pgs
Fees:11.00 Taxes:850.63
20010618-0063988

This is **improved** property known as: 1920 Randolph Place, Nashville, TN 37215
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this **15th** day of **JUNE**, 20 **01**

Argon Realty Investments

By: Patrick J. Riley, Jr.,
Managing Partner

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

The actual value or consideration, whichever is greater, for this transfer is $ **229,900.00**.

Betty Clark Moore, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **June 15, 2001**

My Commission Expires: **10-25-2003**

Notary Public

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

Patrick J. Riley, Jr.

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on June 15, 2001.

My Commission Expires: **10-25-2003**

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Patrick J. Riley, Jr.

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be the managing partner of Argon Realty Investments, a Tennessee General Partership, the within named bargainor, and that he, as such managing partner, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said partnership, by him self as such managing partner. WITNESS my hand and official seal at office on **June 15, 2001**.

My Commission Expires: _____

Notary Public