WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~March 27, 2004~~ 4/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Waggoner (NAME)	New Owner (NAME)	104 6B
3314 West End Avenue, #204 (ADDRESS)	(ADDRESS)	204CO
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	21W 02886

FOR AND 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, Margaret Warner Boyd and Elizabeth Van Sant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Waggoner, unmarried

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:

Apratment Unit No 204 of the Park Road Condominium created under Title 64, Section 2701 et seq. as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 5845, page 831, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of The Park Condominiums as of record in Plat Book 5200, page 390, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Jean McIntyre Boyd by deed from Mary Frances Jones, Adele Walker Jones and Robert T Jones IV of record in Book 6209, page 572, Register's Office for Davidson County, Tennessee. The said Jean McIntyre Boyd being deceased, property vested in the Heirs of same.

Covenants, Conditions, and Restrictions as contained in the MASTER DEED for The Park Road CONDOMINIUMS as recorded in Book 5845, page 831, Register's Office for said County.

This conveyance is subject to any and all existing easements of record.

Davidson County DEEDWARR
Recvd: 07/19/01 08:13 2pgs
Fees:13.00 Taxes:555.00

20010719-0076344

unimproved ( )
This is improved (X) property, known as 3314 West End Avenue, #204, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 13th day of July, 2001

Margaret Warner Boyd
Margaret Warner Boyd

Elizabeth B. Van Sant
Elizabeth Van Sant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Warner Boyd and Elizabeth Van Sant B.

the bargainor s, 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 Brentwood, Tennessee, this 13th day of July, 2001

Commission expires ~~March 27, 2004~~ 4/26/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public