WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/01 14:17 2pgs
Fees:13.00 Taxes:281.20

20010725-0079017

NABAA-H01310

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2001.

NOTARY Public

MY COMMISSION EXPIRES: PUBLIC AT LARGE EXPIRES: OCT. 9, 2002

(AFFIX SEAL)

SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
~~113 Hazel Path, The Southall Building~~ 120 Anderson Lane
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annette Nabaa unmarried	GMAC Mortgage Corporation	42-11-A-36-CO
(NAME)	(NAME)	
1036 Heritage Dr.	P.O. Box 4400	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Waterloo, IA 50704	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TONI PRICE AND AS EXECUTOR FOR DOROTHY C. PARKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANNETTE NABAA UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Condominium Unit No. 1036 in a Horizontal Property Regime which is located on the Plat of Section 1, Heritage Village Condominium, of record in Book 4675, page 46, Register's Office for Davidson County, Tennessee, to which Plat is hereby referenced for a complete description.

This conveyance is made subject 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, as is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is 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 embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions, and options, burdens, assessments, and other undertakings contained in the Master Deed, of record in Book 4758, page 179; and Book 4758, page 190, Register's Office for said County.

Being the same property conveyed to Dorothy C. Parker by Quitclaim Deed from William D. Castleman, Trustee, executed on September 23, 1988, and filed for record on October 3, 1988, in Book 7667, page 856, Register's Office for said County; and (simultaneously) being the same property conveyed to William D. Castleman, Trustee, by Quitclaim Deed from Dorothy C. Parker and Eugenia L. Parker, for the express purpose of making a re-conveyance to create a fee simple estate, executed on September 23, 1988, and filed for record on October 3, 1988, in Book 7667, page 856, Register's Office for said County; Also being the same property conveyed to Dorothy C. Parker and daughter, Eugenia L. Parker, by Deed from Raymond W. Morrow, Jr., and wife, Malinda A. Morrow, executed on November 2, 1984, and filed for record in Book 6421, page 817, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1036 Heritage Dr., Madison, Tennessee 37115
(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 my/our hand(s) this 29th day of May, 2001.

Toni Price Executor

Toni Price

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R Woods Sr, a Notary Public in and for said County and State, the within named Toni Price and as executor for Dorothy C. Par, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of May, 2001.

My Commission Expires: 10/9/02

GEORGE R. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 DAVIDSON COUNTY, TENN

George R Woods Sr
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 29th day of May, 2001.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
~~104 Hazel Path, The Southall Building~~
Hendersonville, Tennessee 37075

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, TN 37075