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| **THIS INSTRUMENT PREPARED BY:**<br>Mudter & Patterson<br>Attorneys at Law<br>2000 Richard Jones Road, #110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 18194 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $145,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of July, 2001.<br><br>Notary Public<br><br>My Commission Expires: 1-29-05 |

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

## WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| Ms. D'Lisa R. Reynard | GMAC Mortgage Corporation | MAP 143-1-A |
| 217 Windsor Terrace | P.O. Box 963 | PAR 217.00 CO |
| Nashville, Tennessee 37221 | Horsham, PA 19044 | FB 9D80987 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LILA K. NEWTON, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to D'LISA R. REYNARD, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 217 Windsor Terrace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2001.

LILA K. NEWTON

Davidson County DEEDWARR
Recvd: 08/02/01 11:55 2pgs
Fees:13.00 Taxes:536.50
20010802-0082222

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILA K. NEWTON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2001.

My Commission Expires: _____

Notary Public

GERALD C. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires
NOV. 29, 2003

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit No. 217, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums Phase II, a horizontal property regime established by Master Deed, of record in Book 7150, page 921, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit D to the amendment to the Master Deed in Book 7436, page 667, rerecorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717, and Instrument No. 20000811007991.

Being the same property conveyed to Lila K. Newton, unmarried, by deed from Steven G. Hall, Trustee, of record in Book 7516, page 165, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7150, page 921, amended in Book 7436, page 667, rerecorded in Book 7464, page 297, Book 7661, page 40, Book 7729, page 206, Book 7980, page 717, and in Instrument No. 200008110079911; (3) Charter of record in Book 7168, page 683, and Book 8097, page 976; (4) Storm water deterntion agreement of record in Book 6680, page 517; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 869, and Book 7150, page 921, said Register's Office.