RECORD & RETURN TO:
Prepared by:
Wilkins & Ivey, Attys.
104 Woodmont Blvd. Ste. 100
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 08/31/01 11:48 3pgs
Fees:18.00 Taxes:754.80
20010831-0094690

WARRANTY DEED

Name and Address of New Owner: **MARION L. SCHREINER** **2043 Lombardy Avenue** **Nashville, TN 37215**
Send Tax Bills To: Union Planters Bank, NA 2019 Richard Jones Rd., Ste. 300 Nashville, TN 37215
Street Address of Subject Property — **Map – Parcel No.** **2043 Lombardy Avenue** — **Map: 117-7-J** **Nashville, TN 37215** — **Parcel: 15.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DEAN T. CARTER**, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto **MARION L. SCHREiNER,** hereinafter called **"GRANTEES,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit 2043 in the Master Deed for Kingsbridge Condominiums of record in Book 7105, page 849, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Dean T. Carter, unmarried, by deed from Robert Eugene Richardson and wife, Dian P. Richardson, of record in Book 9187, page 879 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Charter of The Kingsbridge Condominium Association of record in Book 7182, page 221, amended in Book 7817, page 947, Register's Office for Davidson County, Tennessee; and
3. Restated Charter of The Kingsbridge Condominium Association of record in Book 7182, page 217, Register's Office for Davidson County, Tennessee; and
4. Restrictive Covenants contained in instrument of record in Book 1109, page 353, as amended in Book 1133, page 85, Register's Office for Davidson County, Tennessee; and

5. Storm water detention agreement of record in Book 6763, page 357, Register's Office for Davidson County, Tennessee;
6. All matters as shown on the plan of record in Book 974, page 92, and Book 7105, page 849, Register's Office for Davidson County, Tennessee; and
7. Perpetual Easements for Utilities of record in Book 1108, page 76 and Book 1109, page 353, Register's Office for Davidson County, Tennessee; and
8. The Master Deed establishing a Horizontal Property Regime of The Kingsbridge Condominiums Association, of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson County, Tennessee and the By-Laws appended thereto of record in Book 7105, page 804, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2043 Lombardy Avenue, Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 29 day of Aug, 2001.

Dean T. Carter

DEAN T. CARTER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On Aug. 29, 2001, before me personally appeared DEAN T. CARTER to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 29 day of Aug, 2001.

J. Michael Morgan

NOTARY PUBLIC

My Commission Expires:_____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $204,000.00

Jennifer McDowell
Affiant

Subscribed and sworn to before me, this the 29 day of August, 2001.

Sally C. Taylor
NOTARY PUBLIC

My commission expires:

SALLY C. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004