PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/20/01 15:33 2pgs
Fees:13.00 Taxes:610.50
20010920-0102182

W & I Ref: (gj) Title No: 42903
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Emily G. Richards Sharon R. Chilton 4505 Harding Road #170 Nashville, TN 37205	(SAME)

TAX MAP-PARCEL NUMBERS: 116-3-B-170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 165,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Drew James DeRose, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily G. Richards and Sharon R. Chilton, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 170 on the Plan of Royal Oaks Apartments, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, and which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Drew James DeRose by deed from June B. Moore of record in Book 9749, page 676, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 45, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5282, page 972 and Bylaws of record in Book 5282, page 992, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matter.

This is improved property, known as: 4505 Harding Pike #170, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of September, 2001.

Drew James DeRose

State of Tennessee
County of Davidson

On this 14th day of September, 2001, before me the undersigned authority, personally appeared **Drew James DeRose**, 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 the execution as a free act and deed.

My Commission Expires: _____

Notary Public

My Commission Expires 7/[illegible]/2003

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165000.00

Affiant

Sworn and subscribed before me on the 14th day of September, 2001.

My Commission Expires: _____

Notary Public

My Commission Expires 7/[illegible]/2003