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Rutty Title 48-A

PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 42900
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/12/01 11:32 2pgs
Fees:13.00 Taxes:521.70
20011012-0111487

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John W. Auckerman, Jr. Sharon D. Auckerman 5025 Hillsboro Road, T-24	SAME

TAX MAP-PARCEL NUMBERS: 131-01-D-236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$141,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn R. Hyland**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John W. Auckerman, Jr. and spouse, Sharon D. Auckerman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 236 a/k/a Unit No. 24 T&U of Georgetown Apartments, a Condominium horizontal regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kathryn R. Hyland, unmarried by deed from James E. Krahenbill and wife, Margaret W. Krahenbill of record in Book 9103, Page 772, Register's Office for said County.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 4, 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 5200, page 4, 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 matters.

This is improved property, known as: 5025 Hillsboro, Nashville, Tennessee 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 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 10th day of October, 2001..

Kathryn R. Hyland

Kathryn R. Hyland

State of Tennessee

County of Davidson

On this 10th day of October, 2001 , before me the undersigned authority, personally appeared Kathryn R. Hyland , 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

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 $141,000.00

Kathryn R. Hyland

Affiant

Sworn and subscribed before me this the 10th day of October, 2001

My Commission Expires: _____

Notary Public