WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/01 17:49 2pgs
Fees:13.00 Taxes:708.55

20011105-0121268

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2001

Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 07/30/2005

MY COMMISSION EXPIRES: 7-30-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. BARTON JR.	NEW OWNER	117-2-d 22.00CO
(NAME)	(NAME)	
949 Keeneland Greens Dr.		
(ADDRESS)	(ADDRESS)	
Union KY 41091		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christine L. O'Meara, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. BARTON JR.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 22, The Clairmont Condominiums, a Horizontal Property Regime, located on Woodlawn Drive, Nashville, Davidson County, Tennessee, as shown on the plat of The Clairmont Condominiums, recorded in Plat Book 6200, page 551, said Register's Office, and described in a Master Deed recorded in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, reinstated in Book 8263, page 703, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Clairmont Condominiums, contained in the Master Deed and By-Laws appended thereto recorded in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, reinstated in Book 8263, page 703; By-Laws amended in Book 8108, page 913, and Book 8251, page 180; Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Christine L. O'Meara, by deed from Hilda Wilsdorf and Hilda H. Wilsdorf, of record in Book 10690, page 834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and paid by Grantor; Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, reinstated in Book 8263, page 703; By-Laws amended in Book 8108, page 913, and Book 8251, page 180; Plan of record in Book 6200, page 551; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3053 Woodlawn Drive, Nashville, TN 37215
(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 hand this 22nd day of October 2001

Christine L. O'Meara

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine L. O'Meara, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, this _____ day of _____, _____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Christie Wilson Giddish, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christine O'Meara, unmarried and _____ with whom I am personally acquainted and who upon ~~him~~ her 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 ~~////////////~~ and attesting the same by the said ~~////////////~~ as such ~~////////////~~

Witness my hand and official seal at office at 302 42nd Ave, Nash Tn 37205 on this the 22nd day of October, 2001.

My commission expires 03/24/2005

Christie Wilson Giddish

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY