03

Realty Tax 78-A

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Nina Kay Rogers
5510 Country Drive, #58
Nashville, Tennessee 37211

MORTGAGEE:
National City Bank

SEND TAX BILL:
To Mortgagee

Davidson County DEEDWARR
Recvd: 12/06/01 11:10 2pgs
Fees:13.00 Taxes:310.80
20011206-0134413

MAP AND PARCEL:
MAP 162-9A
PARCEL 58
5DU-55034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Luther J. Davis, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Nina Kay Rogers, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Town House No. 58, Building No. 9 in a Horizontal Property Regime of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, page 133, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Luther J. Dorris, unmarried, by deed from Albert John Devires, unmarried of record in Book 9829, Page 44, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 2001 have been pro-rated and paid.

Subject to easements of record in Book 4842, Page 979, and Book 7497, Page 740; Easements and setback lines of record in Plat Book 4460, Page 133, said Register's Office.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Hickory Valley Condominium, Phase 2 Condominium, of record in Book 4659, Page 32, as clarified in Book 4937, Page 429, et seq.; By-laws of record in 4659, Page 39; Charter of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee.

This is improved property known as 5510 Country Drive, #58, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nina Kay Rogers, her heirs and assigns, forever; and I, Luther J. Davis, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of November, 2001.

Luther J. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Luther J. Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of November, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 84,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of November, 2001.

NOTARY PUBLIC
My Commission Expires: 3/14/05

NOTARY PUBLIC AT LARGE