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CVC

Davidson County DEEDWARR
Recvd: 01/28/02 13:54 2pgs
Fees:13.00 Taxes:1106.30
20020128-0011592

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $299,000.00. Patricia W. Wallace **Affiant** Subscribed and sworn to before me, this 24th day of January, 2002. Notary Public My Commission Expires: 10/25/03

Address New Owner As Follows:
Patricia W. Wallace
622 Timber Lane
Nashville, TN 37215

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
Map 117-2C
Parcel 12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID T. STRASINGER AND WIFE, JOAN R. STRASINGER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PATRICIA W. WALLACE, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Section "A" Woodlawn Manor, Inc., tract as shown per plat made Exhibit One hereto of record in Plat Book 3700, page 12, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 12 on the said section plat together with the car port designated number 12A as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, page 778, as amended in Book 4364, page 381; changing the name to Regency Park Condominiums, and further amended by Amendment to By-Laws of record in Book 4767, page 431, and at Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83; and in Book 11288, page 513, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David T. Strasinger by deed from Woodlawn Manor, Inc., of record in Book 4017, page 651, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 2002 Metro taxes, a lien but not yet due and payable, which shall be paid by Grantee. Grantee agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, page 12, Register's Office for said County.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Woodlawn Manor, Inc. Condominium, of record in Book 3815, page 778, Register's Office for said County, as amended by Amendments to By-Laws of record in Book 4364, page 381, changing the name to Regency Park Condominiums, and further amended by Amendment to By-Laws of record in Book 4767, page 431, and at Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83 and in Book 11288, page 513, Register's Office for Davidson County, Tennessee.

4. Repurchase and Option Agreement of record in Book 3907, page 839 and Counterpart to Repurchase and Option Agreement, of record in Book 4209, page 597, Register's Office for Davidson County, Tennessee.

5. Agreement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4067, page 947, Register's Office for Davidson County, Tennessee.

This is improved property known as 622 Timber Lane, 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 Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 24th day of January, 2002.

DAVID T. STRASINGER

JOAN R. STRASINGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID T. STRASINGER AND JOAN R. STRASINGER**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of January, 2002.

Notary Public

My Commission Expires: 10/25/03

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