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Davidson County DEEDWARR
Recvd: 01/29/02 16:07 2pgs
Fees:13.00 Taxes:325.60
20020129-0012668

30-44

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 $88,000.00.

John David Stamps

Affiant

Subscribed and sworn to before me, this 29th day of January, 2002.

Notary Public

My Commission Expires: 10/25/03

Address New Owner As Follows:
John David Stamps, II
145 Hicks Road
Nashville, TN 37221

Send Tax Bills To:
AmSouth Bank
P. O. Box 57046
Irvine, CA 92619-7046

Map-Parcel Number:
142-15-C 145.00CO
9D 79877

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENISE L. SPIVA, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN DAVID STAMPS, II**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 145 in Breckenridge Condominium regime, established by Exhibits "A" and "B" of the Master Deed, of record in Book 6808, page 45, Register's Office for Davidson County, Tennessee, as amended in Book 7020, page 848, Register's Office for said County, which Master Deed and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Denise L. Spiva by deed from Steve Hulen and John R. Hulen, of record in Book 7754, page 777, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 6808, page 45, Register's Office for said County, as amended at Book 7020, page 848, Register's Office for Davidson County, Tennessee.

3. Easement right for the installation of a sewer granted to John A. Hulen, by deed from Breckenridge Condominium Homeowners Association, of record in Book 7104, page 503, Register's Office for said County.

4. Agreement for dedication of public utilities easement granted to Harpeth Valley Utilities District, of record in Book 10160, page 83, Register's Office for said County.

5. Rights of others in and to the common elements.

This is improved property known as 145 Hicks Road, Nashville, TN 37221.

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, his heirs and assigns, forever; and I 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of January, 2002.

Denise L Spiva

Denise L. Spiva

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENISE L. SPIVA, unmarried,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of January, 2002.

Notary Public

My Commission Expires: 10/25/07