404

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
David F. Sandoval	Bank of America	Map 142-7 Group D
223 Wynbrook Court	P.O. Box 1675	Parcel 223
Nashville, TN 37221	Caraopolis, PA 15108	

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

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 and sufficiency of which are hereby acknowledged, **Rebecca J. Kranz, an unmarried person** (herein referred to as "Grantor"), has bargained and sold, and by these presents do hereby transfer and convey unto **David F. Sandoval, an unmarried person** (herein referred to as "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Unit No. 223 on the plan of WYNBROOK CONDOMINIUMS, according to the Master Deed of record in Book 7285, page 290, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Rebecca J. Kranz, an unmarried person by deed from Investment Building Group, a Tennessee General Partnership, of record in Book 7612, page 503, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. Taxes for the year 2002, a lien, but not yet due and payable;

2. Declaration of Covenants, Conditions, Easements, Liens, and Restrictions, including, but not limited to easements, assessments, charges and liens contained in instrument of record in Book 6519, page 458, as amended in Book 6529, page 560, Book 7037, page 683 and Book 7550, page 809, Register's Office for Davidson County, Tennessee;

3. Charter of Wynbrook Homeowner's Association of record in Book 7299, page 920, Register's Office of Davidson County, Tennessee; and

4. Master Deed and By-Laws of record in Book 7285, page 918, as amended in Book 7507, page 271, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 223 Wynbrook Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs, successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, excepts as otherwise herein set out. GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs, successors and assigns, against the lawful claims of all persons whomever.

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.

Davidson County DEEDWARR
Recvd: 02/01/02 16:01 2pgs
Fees:13.00 Taxes:403.30
20020201-0014656

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $109,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2002.

Notary Public

My commission expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires January 29, 2005

WITNESS my hand this 31 day of January, 2002.

Rebecca J. Kranz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **REBECCA J. KRANZ**, 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 Nashville, Tennessee, this 31st day of January, 2002.

Notary Public

My Commission Expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN