BOX58 B

Davidson County DEEDWARR
Recvd: 02/05/02 15:22 2pgs
Fees:13.00 Taxes:549.45

20020205-0016056

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40570**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 148,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF JANUARY, 2002

Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
SHANNON N. HENDRY **3000 Hillsboro Road, ~~#104~~ #73** **Nashville, Tennessee 37215**	same as new owner	**117-3-A-73** **7DA 75171**

FOR AND IN 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, BRIAN S. GOOD and wife, LORI J. GOOD**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON N. HENDRY**

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

A CERTAIN condominium apartment in Davidson County, Tennessee, being Unit No. 73 on the Plan of Versailles Townhomes Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code annotated, and as established by a Master Deed, of record in Book 5168, Page 944, and as amended in Book 7770, Page 955, and in Book 8434, Page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Brian S. Good and wife, Lori J. Good by deed from Ann M. Matejcek, of record in Instrument Number 20010206-0011667, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of ~~Poplar Ridge Condominiums~~ Versailles Townhomes Condominiums, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Unimproved ( )
This is improved (X) property, known as **3000 Hillsboro Road, #73, Nashville, Tennessee 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 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 OUR HANDS THIS 31st DAY OF ~~NOVEMBER~~ January, 2002.

BRIAN S. GOOD

LORI J. GOOD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named **BRIAN S. GOOD and wife, LORI J. GOOD,** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/05