Davidson County DEEDWARR
Recvd: 02/12/02 09:13 2pgs
Fees:13.00 Taxes:621.60

20020212-0018269

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 $168,000.00. **Affiant** Subscribed and sworn to before me, this 8th day of February, 2002. Notary Public My Commission Expires: Jun 21, 2003

Address New Owner As Follows:
Bartlette K. Barnes
4505 Harding Road, #130
Nashville, TN 37205

Send Tax Bills To:
Principle Residential
711 High Street
Des Moines, IA
50392-0740

Map-Parcel Number:
116-03-0B 130.00CO
7DA 78024

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, **MARJORIE W. JOHNSON, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BARLETTE K. BARNES,** hereinafter called the Grantee, her 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. 130 on the Plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marjorie W. Johnson by deed from Suzanne R. McGugin, unmarried, of record in Book 9834, page 501, 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.

02/08/02 FRI 16:32 [TX/RX NO 9073]

This conveyance is made subject to:

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

2. Subject to Master Deed creating a Horizontal Property Regime of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, and the By-Laws attached thereto.

3. Matters shown on the Plan of record in Book 5200, page 45, Register's Office for said County.

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

This is improved property known as 4505 Harding Road, #130, Nashville, TN 37205.

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 8th day of February, 2002.

Marjorie W. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARJORIE W. JOHNSON**, 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 8th day of February, 2002.

Notary Public

My Commission Expires: 10/25/03