Davidson County DEEDWARR
Recvd: 02/26/02 15:27 3pgs
Fees:18.00 Taxes:397.75
20020226-0024480

19-A

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Arthur Demarest	SAME	Map 131-05-B
P.O. Box 59, Station B		Parcel 25.500
Nashville, TN 37235		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Susan S. Reich, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Arthur Demarest, an unmarried person,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 255 on the Plan of Four Seasons condominiums, of record in Book 5050, page 30, said Register's Office, and as Exhibit "D" to the Master Deed of record in book 6841, page 390, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Susan S. Reich, by Warranty Deed from Four Seasons Associates, Inc. of record in Book 6893, page 512, said Register's Office for Davidson County, Tennessee.

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

This instrument is being executed on behalf of Susan S. Reich pursuant to a Power of Attorney executed by her and being filed for record simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 5050, page 30, said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of February, 2002.

Susan S. Reich
by: Robert J. Notestine, III,
Attorney in Fact

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 **Robert J. Notestine, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument on behalf of Susan S. Reich and who acknowledged that he executed the same as the free act and deed of said Susan S. Reich.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of **February,** 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires: 05/28/03

3. All terms, conditions and obligations contained in the Easement dated June 10, 1977, of record in Book 5158, page 230, said Register's Office for Davidson County, Tennessee.
4. All terms, conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, page 503, said Register's Office for Davidson County, Tennessee
5. All terms, conditions and obligations contained in the Warranty Deed, dated May 30, 1974, of record in Book 4821, page 20, said Register's Office for Davidson County, Tennessee
6. A Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for the construction and maintenance of sanitary sewer lines as of record in Book 5271, page 430, said Register's Office for Davidson County, Tennessee.
7. An Ingress and Egress Easement of record in book 5158, page 852, said Register's Office for Davidson County, Tennessee.
8. A public utility easement of record in Book 5158, page 852, said Register's Office for Davidson County, Tennessee.
9. An amendment to Master Deed for Four Seasons Condominiums of record in Book 6847, page 122, said Register's Office for Davidson County, Tennessee.
10. Engineer's Report of record in Book 6847, page 125, said Register's Office for Davidson County, Tennessee.
11. Easement Agreement by and between Four Seasons Homeowners Association and SBA Properties, Inc. of record as Instrument No. 20010912-0099679, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 255 Summit Ridge Drive, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $107,500.00.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2002.

Notary Public

My Commission Expires: 5/26/02

NOTARY PUBLIC AT LARGE