STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00.

Ester Lm Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2002.

Carol L. Baker
Notary Public Carol L. Baker

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri L. Porch a single woman		Map: 147-3-B-140
(NAME) 370 Wallace Road, Unit D-13	(NAME) Same as new owner	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, BENNIE R. ELROD AND WIFE, MARILYN ELROD, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto TERRI L. PORCH A SINGLE WOMAN, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. D-13 of Southern Hills condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Bennie R. Elrod and Marilyn Elrod, husband and wife, by Warranty Deed of record in Instrument No. 20020111-0004543 of the Register's Office for Davidson County, Tennessee, and by Deed of record in Book 6598, Page 604 of the Register's Office for said County.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to Master Deed of record in Book 6594, Page 502, as amended in Book 7044, Page 209; Appointment of Successor Trustee on behalf of Homeowners Association of record in Instrument No. 20010924-0103170; By-laws of record in Book 6594, Page 547; Sewer and/or Storm Drainage Easement of record in Book 6695, Page 22; Charter for Homeowners Association of record in Book 6576, Page 69; Easement and/or Right of Way to First Suburban Water Utility District of record in Book 4435, Page 29; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 370 Wallace Road, Unit D-13, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 21st day of March, 2002.

Bennie R Elrod
Bennie R. Elrod

Marilyn Elrod
Marilyn Elrod

Davidson County DEEDWARR
Recvd: 03/28/02 15:10 2pgs
Fees:13.00 Taxes:168.35
20020328-0038594

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BENNIE R. ELROD AND MARILYN ELROD, HUSBAND AND WIFE, WHO ARE KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF MARCH, 2002.

NOTARY PUBLIC CAROL T. BAKER

MY COMMISSION EXPIRES: 01/26/05