Davidson County DEEDWARR
Recvd: 04/01/02 12:21 2pgs
Fees:13.00 Taxes:536.50

20020401-0039083

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO. 40752 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/26/02

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 NUMBERS
ED TIGNOR, JR., et ux **DONNA B. TIGNOR** 120 Donelson PK #201 Nashville, Tn 37214	**S A M E**	**96-1-B-4**

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, HORACE U. HENLEY and wife, BETTY G. HENLEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ED TIGNOR, JR., and wife, DONNA B. TIGNOR

HEREINAFTER CALLED THE GRANTEES, 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. 201 as shown on the plan of One Hundred Twenty Donelson Pike Office Condominium, as established by Master Deed of record in Book 6974, page 649, Register's Office for said County. Reference is hereby made to the Plat of One Hundred Twenty Donelson Pike Office Condominium set forth in Exhibit C of said Master Deed, recorded in Book 6974, page 672, said Register's Office, for a more complete description.

Being the same property conveyed to Horace U. Henley and wife, Betty G. Henley, by deed from Frank C. Batson and wife, Judy W. Batson, Ronald G. Grizzard and wife, Debra V. Grizzard, of record in Book 7069, Page 440, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to:

1. **2002 taxes, a lien not yet due and payable.**
2. **A 20-foot permanent and a 10- foot temporary construction easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 6226, page 194, Register's Office for said County.**
2. **A 20-foot permanent and a 10-foot temporary construction easement for sanitary Sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 6226, page 197, Register's Office For said County.**

This is improved (X) property known as **Unit No. 201, 120 Donelson Pike, Nashville, Tennessee 37214**

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 29TH DAY OF MARCH, 2002

Horace U. Henley

HORACE U. HENLEY

Betty G. Henley

BETTY G. HENLEY

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 HORACE U. HENLEY and wife, BETTY G. HENLEY, 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 29th of March, 2002.

NOTARY PUBLIC

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ALAN D. MAZER

My Commission Expires: 5/26/02