Davidson County DEEDWARR
Recvd: 04/01/02 14:00 2pgs
Fees:13.00 Taxes:1518.85

20020401-0039204

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40672

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2002

Notary Public

MY COMMISSION EXPIRES:

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

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Robert Bone	Regions Bank	117-2-148
2917 23rd Avenue South, Unit 2	500 Corporate Centre Drive	
Nashville, TN, 37215	Franklin, TN 37067	

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, I/WE,

Springdale Partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Robert Bone and wife, Sacha Lynn Bone

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. 2, Springdale Condominium, as shown in the Master Deed establishing a Horizontal Property Regime of record in Instrument No.: 20020214-0019588, Register's Office for Davidson County, Tennessee, and subject to said Instrument and By-Laws therein.

Part of the same property conveyed to Springdale Partners by deed from Mark Warner of record in Instrument No.: 20011019-0114259, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2917 23rd Avenue South, Unit 2, Nashville, TN 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 my/our hand(s) this 18th day of March, 2002

Springdale Partners

BY: _____
Frank A. Bryant, Partner

By: _____ by Frank A Bryant AIF.
Adam J. Epstein, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared FRANK A. BRYANT, Partner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of SPRINGDALE PARTNERS, the within named bargainor, a Partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of SPRINGDALE PARTNERS, by himself as such Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 5/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 18th day of March, 2002, before me personally appeared FRANK A. BRYANT, to me known to be the person who executed the foregoing instrument in behalf of ADAM J. EPSTEIN, A Partner of SPRINGDALE PARTNERS, as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said ADAM J. EPSTEIN, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 5/26