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Davidson County DEEDWARR
Recvd: 04/02/02 16:04 3pgs
Fees:18.00 Taxes:610.50

20020402-0040064

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
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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 $165,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2002.

Notary Public

My Commission Expires: 10/25/03

Address New Owner As Follows:
Rodney French and wife,
Kelly French
4505 Harding Road, #124
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
116-03-B 124.00CO
7DA 78020

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN BRINSON, UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **RODNEY FRENCH AND WIFE, KELLY FRENCH,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

land in Davidson County, Tennessee, being Unit No. 124 as shown on the Plan of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.496% interest in common elements of 4505 Harding Road Homeowners Association, as described in Master Deed of record in Book 5282, page 972, et seq., Register's Office for Davidson County, Tennessee. Said Unit is also known as Apartment No. 124.

Being the same property conveyed to Kathryn Brinson by deed from Sharon R. Chilton, unmarried, of record as Instrument No. 20020204-0015394, 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.

This conveyance is made subject to:

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

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

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

4. Easement granted to Metro for sanitary sewer and/or storm drainage of record in Book 4835, page 964, said Register's Office.

5. Easement granted to City of Nashville for sanitary sewers dated March 8, 1962, of record in Book 3347, page 188, said Register's Office.

6. Easements retained in deed of record in Book 5144, page 244, said Register's Office for driveway, parking landscaping and constructing and maintaining a pipeline.

7. Easements and reservations contained in the deed from Royal Oaks Associates, Inc., to Alfred Shepard, Trustee, of record in Book 4744, page 370, as modified by agreement of record in Book 4978, page 524, Register's Office for said County.

8. Easement reservation contained in instrument from Presbyterian Apartments, Inc., to Royal Oaks Properties, Inc., of record in Book 3165, page 607, Register's Office for said County.

9. An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid which is labeled "Easement for Driveway" conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, of record in Book 5668, page 986, Register's Office for said County.

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

This is improved property known as 4505 Harding Road, #124, 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 Grantees, their 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 ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of March, 2002.

Kathryn Brinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN BRINSON, 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 28th day of March, 2002.



Notary Public

My Commission Expires: 10/25/03