Davidson County DEEDWARR
Recvd: 04/05/02 09:41 2pgs
Fees:13.00 Taxes:780.70

20020405-0041749

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North 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 $211,000.00. Mary F. Alexander **Affiant** Subscribed and sworn to before me, this 29th day of March, 2002. Notary Public My Commission Expires: 7/24/04

Address New Owner As Follows:
Mary F. Alexander
3803 West End Avenue, #1
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
104-09-0-C 001.00CO
26W 9756

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH CUMMINGS LEVI AND WIFE, M. ASHLEY CALDWELL, NOW LEVI**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARY F. ALEXANDER**, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1 on the Plan of Gladstone Condominiums, of record in Book 5200, page 543, as corrected in Book 6150, page 778, Register's Office for said County, which plan and recorded thereof are incorporated herein and made a part hereof by reference, consisting of the condominium apartment on the westerly side of the first floor, the carport and storage area, all bearing the same number, such as shown and defined on Lot No. 165 on the Site Plan entitled Gladstone Condominiums, of record in Book 5200, page 543, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Cummings Levi by deed from Wentworth Caldwell, Jr., as to a 0.12578 interest, of record in Book 11284, page 73; to Joseph Cummings Levi by deed from Wentworth Caldwell, Jr., as to a 0.12578 interest, of record in Book 11284, page 76, and to M. Ashley Caldwell by deed from Wentworth Caldwell, Jr., of record in Book 11284, page 78, as to a 0.74844 interest, Register's Office for Davidson County, Tennessee. The said parties having since married.

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 Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 6068, page 473, as amended at Book 6077, page 947, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 543, as corrected at Book 6150, page 778, Register's Office for said County.

4. Tennessee Conservation Easement of record in Book 6206, page 101, Register's Office for said County.

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

This is improved property known as 3803 West End Ave., #1, 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 Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of March, 2002.

Joseph Cummings Levi
Joseph Cummings Levi

By: Jamie Granbery, Attorney-in-fact
Jamie Granbery, Attorney-in-fact

M. Ashley Caldwell Levi
M. Ashley Caldwell Levi

By: Jamie Granbery, Attorney-in-fact
Jamie Granbery, 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, **JAMIE GRANBERY,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact,** of the maker or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 29th day of March, 2002.

Notary Public

My Commission Expires: 10/25/03

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