WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/02 14:02 2pgs
Fees:13.00 Taxes:74.00

20020409-0043577

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
$ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 7-30-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Ronnie Duke	Same	Map 147
3378 Old Franklin Road		Group 3A
Antioch, TN 37013		Parcel 4.00

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, Donalene Mankin

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

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:

Being Unit A-4 of Harding Place Condominium created under Title 66 Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotat and as established by a Master Deed of record in Book 6104, page 725 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in teh common elements appurtenant to said Units set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571 and 572, Register's Office for Davidson County, Tennessee, for a more complete identification and description on such Unit.
Being the same property conveyed to grantor by deed from Lois Jordan of record in Book 11114, page 667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed and By-Laws of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

Unit A-4 (HOUSE NUMBER) SHrding Place Condo (STREET), 441 Harding Place (CITY), Nashville (STATE), TN-37211 (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 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 _____ hand(s) this the 22nd day of February, 2002

Donalene Mankin
Donalene Mankin

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donalene Mankin, the bargainor, with whom I am personally acquainted, or who upon satisfactory evidence was proved to me to be the party named, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this the 22nd day of February, 2002.

Notary Public

My Commission Expires: 7-30-05

