03.

Realty Title

48-A

Davidson County DEEDWARR
Recvd: 04/10/02 10:31 2pgs
Fees:13.00 Taxes:388.50

20020410-0044075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/14/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Mottola	Bank of America, N.A.	Map: 117-15-A-158
(NAME)	(NAME)	
1900 Richard Jones Rd.	P.O. Box 9000	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37125	Getzville, NY 14068-9000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, IMOGENE NIXON AND MARY N. ROWAN, as joint tenants with rights of survivorship, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto THOMAS F. MOTTOLA, hereinafter called the GRANTEE(S), 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 Parcel No. 158, also Unit Q-2, in a Horizontal Property Regime which is located on the Plan of Green Hills Terrace, of record in Book 5200, Page 64, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Imogene Nixon and Mary N. Rowan as joint tenants in common with rights of survivorship, by Warranty Deed of record in Book 10905, Page 788 of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to any and all matters as shown on the plan of record in Book 5200, Page 64; Master Deed and By-Laws of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181; Permanent Easement for Common Use & Enjoyment of Common Areas of record in Book 4320, Page 896; Memo of Lease between Green Hills Terrace and Web Service Company of record in Book 7523, Page 260; Sewer and/or Storm Drainage Easement of record in Book 3879, Page 569; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Rd., Nashville, TN 37125
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 1st day of April, 2002.

Imogene Nixon

Imogene Nixon

Mary N. Rowan by Nicole Elizabeth Merryman, Attorney-In-Fact

Mary N. Rowan by Nicole Elizabeth Merryman, Attorney-In-Fact

STATE OF Tennessee

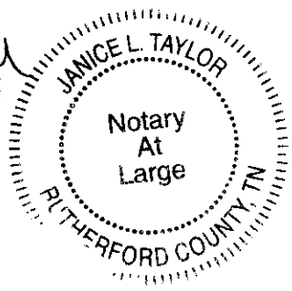
COUNTY OF Davidson

On this 1st day of April, 2002, before me personally appeared Imogene Nixon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and Nicole Elizabeth Merryman who acknowledged that she is the attorney-in-fact of Mary N. Rowan and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of Instrument Number 20020410000440?4 of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 1st day of April, 2002.

Janice L. Taylor

Notary Public



My Commission Expires: 3/21/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167