Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Baldridge, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Kate Hinds, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-11 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, page 284, and amended in Book 11680, page 193, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page328, said Registers Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of BeechTree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, page 284, and amended in Book 11680, page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Susan Baldridge, unmarried, by deed from Hostettler, Neuhoff & Davis, LLC, of record in Instrument No. 200008020076654, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2020 Beech Avenue, Unit B-11, Nashville TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of April, 2002

Susan Baldridge

Susan Baldridge

Davidson County DEEDWARR
Recvd: 04/30/02 13:29 2pgs
Fees:13.00 Taxes:223.85

20020430-0052918

State of Tennessee)
County of Davidson)

On this 29th day of April, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan Baldridge, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 60,500.00.**

Affiant

Sworn and subscribed before me on this the 29th day of April, 2002.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mary Kate Hinds	**AmSouth Bank**	**105-10-A-213CO**
2020 Beech Avenue, Unit B-11	**2050 Parkway Office Circle**	
Nashville, TN 37204	**Birmingham, AL 35244**	