Davidson County DEEDWARR
Recvd: 04/30/02 15:44 2pgs
Fees:13.00 Taxes:621.60

20020430-0053144

FROM: Eleanor Yoakum

TO: Dorothy Sara Fowler

Address New Owner as follows:

Dorothy Sara Fowler
255 Westchase Drive
Nashville, Tennessee 37205

Send Tax Bills to:

(same)

Map-Parcel No.

Map 116-3-F

Parcel 55

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Unions Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Dorothy Sara Fowler
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2002.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/26/03

My Commission Expires JULY 26, 2003

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, Eleanor Yoakum, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Dorothy Sara Fowler, hereinafter called "GRANTEE", her 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 Unit No. 255 on the Plan of Westchase Condominiums, Phase II, of record in Plat Book 6250, page 43, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a Horizonal Property Regime established by Master Deed and By-Laws of record in Book 6097, page 266, as amended in Book 6112, page 677, Book 6341, page 380, and Book 6866, page 362, said Register's Office.

Being the same property conveyed to Eleanor Yoakum by deed from Valton C. Harwell, of record in Book 10193, page 786, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2002 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Westchase Condominiums Condominium, and the By-Laws appended thereto, of record in Book 6097, page 266, as amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.

3. All matters as shown on the Plan of record in Book 6250, page 43, said Register's Office.

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

This is property known as 255 Westchase Drive, Nashville, Tennessee 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 GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her 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 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 my hand this 30th day of April, 2002.

Eleanor Yoakum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Yoakum, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 7/26/03

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

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