39-B

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 05/08/02 11:37 2pgs
Fees:13.00 Taxes:264.55
20020508-0056784

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **May, 2002** between **KENNETH W. THOMAS, a single man** , GRANTOR, and JANE M. GARRETT , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 23, on the Plan of Whitland Place Condominiums, as of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth W. Thomas, unmarried, by deed from Migirdic Nalbantyan and wife, Barbara B. Nalbantyan of record in Instrument No. 20011003-0107236, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing in the Plan of record in Book 5200, page 597; Declaration of Covenants, Conditions and Restrictions for Whitland Place Condominiums Homeowners Association of record in Book 6350, page 824; any and all easements, right of ways, zoning regulations, building restrictions, setback lines, if any, etc.; all of record in the Register's Office, Davidson County, Tennessee. The premises herein described as a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or on the land embracing the regime and buildings thereof, and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed establishing a Horizontal Property Regime of Whitland Place Condominiums of record in Book 6131, page 722, and By-Laws of record in Book 6131, page 753, as Amended by Appointment of Successor Trustee of record in Book 965, page 322, Register's Office, Davidson County, Tennessee. Charter of The Whitland Place Homeowners Association, Inc. of record in Book 6109, page 993; Sanitary Sewer Easement, of record in Book 3463, page 278, all of record in the Register's Office, Davidson County, Tennessee. Rights of others in and to the use of the common areas. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Declaration of Covenants, Conditions, and Restrictions as set forth.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Kenneth W. Thomas by Sharon Doss his attorney in fact
KENNETH W. THOMAS
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **3rd** day of **May, 2002** before me personally appeared SHARON DOSS , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KENNETH W. THOMAS, unmarried , and acknowledged that he/she executed the same as the free act and deed of said KENNETH W. THOMAS, as recorded herewith.
Witness my hand, at office, this **3rd** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/02

Name and Address of Property Owner:

JANE M. GARRETT
3901 WHITLAND AVENUE, UNIT #23
NASHVILLE, TN 37205

Property Address:

3901 WHITLAND AVENUE, UNIT #23
NASHVILLE, TN 37205

Person Responsible for Taxes:

CARMEN COATS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 03-26-05

Map #103-14
Parcel #: 23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$71,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076