Davidson County DEEDWARR
Recvd: 05/08/02 13:33 2pgs
Fees:13.00 Taxes:340.40
20020508-0056861

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.

Ruth W Burgess
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of May, 2002.

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires SEPT. 24 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ruth W. Burgess
5600 Country Drive Apt. 169
Nashville, Tennessee

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
162-090-B-082.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David A. Laurinas, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Ruth W. Burgess, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Town House No. 169, Building No. 4, in a Horizontal Property Regime and shown on the Plan of Hickory Valley Condominiums, Phase 3, as of record in Book 5200, Page 131, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Nadine B. Laurinas, unmarried, by deed from Alan M. Bryan and La Juana Bryan, husband and wife, of record in Book 10565, Page 81, Register's Office for Davidson County, Tennessee. Nadine B. Laurinas having since passed, left property to son, David A. Laurinas.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4890, Page 372, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8021, Page 852, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4521, Page 574, Book 4918, Page 116, Book 4958, Page 346, and Book 5001, Page 394, said Register's Office.

By-Laws of record in Book 8797, Page 918, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5600 Country Drive Apt. 169, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 6th day of May, 2002.

David A. Laurinas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Laurinas, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2002.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

05223-BP