B24 36

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/02 15:27 2pgs
Fees:13.00 Taxes:188.70
20020520-0061600

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $51,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF MAY, 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18249

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
515 Basswood Drive, P-147 Nashville, TN 37209	U.S. Bank, N.A. 4801 Frederica Street Owensboro, KY 42301	90-11-A-147

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jane W. Hiers, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Floyd R. Freeman, Sr., unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit 147 of Rock Harbor Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on Exhibit C-1-C-4 to the Master Deed of record in Book 6153, pages 463-466, in the Register's Office for Davidson County, Tennessee, to which reference is made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jane W. Hiers, unmarried, by Deed from Douglas L. Pillow and Shelia Pillow, both unmarried, of record in Book 11251, page 170, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantee;
2. Charter of Rock Harbor Homeowners' Association of record in Book 6145, page 762, in the Register's Office for Davidson County, Tennessee;
3. The premises herein described is 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 upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rock Harbor Condominium of record in Book 6153, pages 463-466, and exhibits thereto, in the Register's Office for Davidson County, Tennessee; and

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 515 Basswood Drive, P-147
Nashville, TN 37209.

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, his 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, has 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, his 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 15th day of May, 2002.

Jane W. Hiers

Jane W. Hiers

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 15, 2002, before me personally appeared Jane W. Hiers to me know (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 that she executed the same as her free act and deed.

Witness my hand and official seal this 15th day of May, 2002.

NOTARY PUBLIC

NOTARY PUBLIC
My Commission Expires
July 30, 2005
STATE OF TENNESSEE