WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/02 10:33 2pgs
Fees:13.00 Taxes:299.70

20020522-0062311

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO, BEFORE ME, THIS THE
17th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 7/30/05

(NOTARY PUBLIC AT LARGE) (SEAL) DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
MY COMMISSION EXPIRES: 07/30/2005
Southland Title & Escrow Co., 7101 Executive Center Drive, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben F. Pierce Gore	Citibank, FSB	86-14A-117CO
(NAME)	(NAME)	
117 Thistle Lane	1 Court Square Floor 20	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Long Island City, NY 11120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wayne R. Walczak, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben F. Pierce Gore, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No 117, Hermitage Meadows, a Condominium, a Horizontal Property Regime, located at 117 Thistle Lane, Davidson County, Tennessee, as shown on the plat of Hermitage Meadows, Condominium apartments, recorded in Plat Book 5200, page 682, said Register's Office, and described in a Master Deed recorded in Book 6034, page 365 said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hermitage Meadows, Condominium Apartments contained in the Master Deed recorded in Book 6034, page 365, and By-Laws recorded in Book 6034, page 383, as amended in Book 7660, page 612, and Instrument No. 20010327-0029002, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Wayne R. Walczak, by deed from Mary E. Clay, of record in Book 11768, page 577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 6034, page 365; Plan of record in Plat Book 5200, page 682; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 117 Thistle Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 17th day of May, 2002

Wayne R. Walczak

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 Wayne R. Walczak

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of May, 2002.

Commission expires 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public

MY COMMISSION EXPIRES: 07/30/2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public