Book 36
18346

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/02 16:08 3pgs
Fees:18.00 Taxes:3637.66
20020529-0065369

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS~~ GREATER FOR THIS TRANSFER IS 983,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF May 2002,

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File # 18346

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James A. Crossman and David E. Rawlings ~~2000 Glen Echo, Suite 105~~ 4420 Herbert Place ~~Nashville, TN 37215~~ Nashville, TN 37215	Same	See Attached Exhibit "A"

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, **Dorothy B. Coltharp, a widow**, called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **James A. Crossman and David E. Rawlings, as Tenants in Common without the right of Survivorship,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15 and B-16 on the Plan of Ashwood Court Condominiums, of record in Book 5200, page 530, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Ashwood Court Homeowners' Association, as described in Book 6066, page 905, in said Register's Office.

Said Unit Nos. A-1, A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-14, A-15, A-16, B-1, B-2, B-3, B-4, B-5, B-7, B-8, B-9, B-10, B-11, B-12, B-14, B-15 and B-16 being the same property conveyed to W. E. Coltharp and wife, Dorothy M. Coltharp by Deed from Security Federal Savings and Loan Association of Nashville, of record in Book 7955, page 987, in said Register's Office.

Said Unit Nos. B-6, A-12 and A-13 being the same property conveyed to W. E. Coltharp and wife, Dorothy M. Coltharp, by Deed from Security Federal Savings and Loan Association of Nashville, of record in Book 8450, page 187, in said Register's Office.

Said Unit No. B-13 being the same property conveyed to W. E. Coltharp and wife, Dorothy M. Coltharp, by Deed from Scott Edward Drury and wife, Anita Drury, of record in Book 9614, page 322, in said Register's Office.

The said W. E. Coltharp has since died, leaving Dorothy M. Coltharp as the surviving tenant by the entirety.

Said Unit A-3 being the same property conveyed to Dorothy M. Coltharp by Deed from Robert T. Whalen and wife, Gayle M. Whalen, of record as Instrument No. 20000913-0090832 in said Register's Office.

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 Grantees; and
2. 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; and
3. Matters shown on plan of record in Book 5200, page 530, in the Register's Office for Davidson County, Tennessee.
4. 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 Ashwood Court Condominiums Homeowners' Association of record in Book 6066, page 905, in the Register's Office for Davidson County, Tennessee, with By-Laws appended thereto.
5. Rights of others in and to the common elements.
6. Subject to the lien for special assessments contained in the Master Deed and By-Laws.
7. Right of Parties in Possession.
8. Rights of tenants as Tenants Only under unrecorded Lead Agreements.

This property is also known as improved property located at 1701 Gale Lane, Nashville, TN 37212.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 28 day of May, 2002.

Dorothy B. Coltharp

Dorothy B. Coltharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 28, 2002, before me personally appeared Dorothy B. Coltharp, 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 28th day of May, 2002.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

EXHIBIT "A"

1701 GALE LN A-1	117-08-0-A 001.00	CO
1701 GALE LN A-10	117-08-0-A 010.00	CO
1701 GALE LN A-11	117-08-0-A 011.00	CO
1701 GALE LN A-12	117-08-0-A 012.00	CO
1701 GALE LN A-13	117-08-0-A 013.00	CO
1701 GALE LN A-14	117-08-0-A 014.00	CO
1701 GALE LN A-15	117-08-0-A 015.00	CO
1701 GALE LN A-16	117-08-0-A 016.00	CO
1701 GALE LN A-2	117-08-0-A 002.00	CO
1701 GALE LN A-3	117-08-0-A 003.00	CO
1701 GALE LN A-4	117-08-0-A 004.00	CO
1701 GALE LN A-5	117-08-0-A 005.00	CO
1701 GALE LN A-6	117-08-0-A 006.00	CO
1701 GALE LN A-7	117-08-0-A 007.00	CO
1701 GALE LN A-8	117-08-0-A 008.00	CO
1701 GALE LN A-9	117-08-0-A 009.00	CO
1701 GALE LN B-1	117-08-0-A 017.00	CO
1701 GALE LN B-10	117-08-0-A 026.00	CO
1701 GALE LN B-11	117-08-0-A 027.00	CO
1701 GALE LN B-12	117-08-0-A 028.00	CO
1701 GALE LN B-13	117-08-0-A 029.00	CO
1701 GALE LN B-14	117-08-0-A 030.00	CO
1701 GALE LN B-15	117-08-0-A 031.00	CO
1701 GALE LN B-16	117-08-0-A 032.00	CO
1701 GALE LN B-2	117-08-0-A 018.00	CO
1701 GALE LN B-3	117-08-0-A 019.00	CO
1701 GALE LN B-4	117-08-0-A 020.00	CO
1701 GALE LN B-5	117-08-0-A 021.00	CO
1701 GALE LN B-6	117-08-0-A 022.00	CO
1701 GALE LN B-7	117-08-0-A 023.00	CO
1701 GALE LN B-8	117-08-0-A 024.00	CO
1701 GALE LN B-9	117-08-0-A 025.00	CO