FILE BOX 19B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE 02-5-10-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Sandra L Ashway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 05/28/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY C. EDWARDS (NAME)	" NEW OWNER " (NAME)	MAP 103-12-0-A
4200 Harding Road U/404 (ADDRESS)	(ADDRESS)	PARCEL 027.00CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	F.B.#: 26W-05212

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, MOLLY MARSDEN SCHNEIDER, AS TRUSTEE OF THE LOYS W. MARSDEN, TRUSTEE U/A DATED 5/1/89 M/B LOYS W. MARSDEN TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY C. EDWARDS, 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:

LAND in Davidson County, Tennessee, being Unit No. 404 on the Plan of Harding House Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4759, Page 665, as corrected in Book 4768, Page 818, as amended in Book 4979, Page 944, and in Book 5572, Page 149, and corrected in Book 5898, Pages 767 & 769, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Harding House Condominium Apartments, as shown on Exhibit "A-1" to the Master Deed, of record in Book 4675, Page 60, as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Molly Marsden Schneider, as Trustee of the Loys W. Marsden, Trustee U/A Dated 5/1/89 M/B Loys W. Marsden, Trust, by Deed from Betsy Sue Parks and husband, Fred M. Parks, of record in Book 8069, Page 404, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 interest 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 building thereon; and also including without limitations all conditions,

- CONTINUED -

unimproved ( )
This is improved (X) property, known as 4200 Harding Road U/404, Nashville, TN 37205
(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 our hand s this day of

Molly Marsden Schneider

MOLLY MARSDEN SCHNEIDER, AS TRUSTEE OF THE LOYS W. MARSDEN, TRUSTEE U/A DATED 5/1/89 M/B LOYS W. MARSDEN TRUST

Davidson County DEEDWARR
Recvd: 05/30/02 14:00 2pgs
Fees:13.00 Taxes:444.00

20020530-0065694

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

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, executed 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

covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Harding House Condominium Apartments, of record in Book 4759, Page 665, as corrected in Book 4768, Page 818, as amended in Book 4979, Page 944, and in Book 5572, Page 149, and corrected in Book 5898, Pages 767 & 769, said Register's Office; easements and setback lines as set forth on the above plan of record. Taxes for the current year have been prorated and assumed by Grantee(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MOLLY MARSDEN SCHNEIDER, AS TRUSTEE OF THE LOYS W. MARSDEN, TRUSTEE U/A DATED 5/1/89 M/B LOYS W. MARSDEN, TRUST, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of May, 2002

My Commission Expires: 05/28/03

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public