THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 05/30/02 15:44 2pgs
Fees:13.00 Taxes:210.90
20020530-0065825

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
MARY F. McMILLEN 1505 Harding Place Nashville, TN 37215	SAME	Map: 117-11B Par.: 119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

W. WARNER McNEILLY III

SUBSCRIBED AND SWORN to before me this 29th day of May, 2002.

Tracey Richmond
Notary Public

My Commission Expires: 7/24/04

TRACEY RICHMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Fifty-Seven Thousand Dollars ($57,000.00), the receipt of which is hereby acknowledged, D. CORDELL SAIN, hereinafter "GRANTOR", has this day bargained and sold and do hereby transfer and convey unto MARY F. McMILLEN, hereinafter "GRANTEE", her heirs and assigns, certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment, described as follows, to-wit:

Unit No. H-7, Parcel No. 119, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to D. Cordell Sain by quitclaim deed of record in Instrument #20011206-0134604, Register's Office, Davidson County, Tennessee.

Said property is subject to the following encumbrances:

1. 2002 and subsequent years real property taxes are a lien, but not yet due and payable.

2. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee

"Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Villager East Condominium, as of record in Book 5457, page 298, and by Deed of Correction of record in Book 5553, page 336, and Bylaws appended thereto of record in Book 5457, page 338, Register's Office of Davidson County, Tennessee.

3. Subject to all matters shown on Plan of record in Book 5200, page 235, Register's Office, Davidson County, Tennessee.

4. Subject to Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, for Sanitary Sewers and/or Storm Drainage, of record in Book 4110, page 245, Register's Office for Davidson County, Tennessee.

5. Subject to charter of Villager East Homeowner's Association of record in Book 5450, page 744, Register's Office, Davidson County, Tennessee.

6. Month-to-month lease to Tonya Newberry.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown above.

GRANTOR further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 24 day of May, 2002.

D. Cordell Sain by
D. CORDELL SAIN
Charles F. Sain Pwr.

STATE OF North Carolina)
COUNTY OF Guilford)

On this 24 day of MAY, 2002, before me personally appeared C. FRANKLIN SAIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of D. CORDELL SAIN, pursuant to a Power of Attorney executed by D. CORDELL SAIN naming C. FRANKLIN SAIN as attorney in fact, and acknowledged that he executed the same as the free act and deed of D. CORDELL SAIN.

Linda O'Connor
NOTARY PUBLIC

My Commission Expires: 2-27-05