Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3567881

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Claire C. Wilkins	National Bank of Commerce	Map: 131-05-0-A
172 Jefferson Square	115 29th Avenue South	Parcel: 172.00-CO
Nashville, TN 37215	Nashville, TN 37212	

For and in Consideration of the sum of $ 227,500.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

John R. Beesley and wife, Cindy B. Beesley

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Claire C. Wilkins

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being that certain condominium apartment known as **Unit No. 172**, on the plan of **Jefferson Square**, Section One, a Condominium Horizontal Property Regime, as of record at **Plat Book 4675, page 12**, and as described in the Master Deed of record at Book 4731, page 332, as amended, and the By-Laws of record at Book 4731, page 341, as amended, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together will all fixtures, appliances as agreed, wall coverings, carpets and floor coverings, and/or other improvements therein, and the undivided interest in the General and Limited Common Elements (areas) appurtenant thereto, all hereinafter referred to as the "Property".

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 10742, page 385**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed of record at Book 4731, page 332, as amended at Book 5826, page 693, and Book 8550, page 3; By-Laws of record at Book 4731, page 341, as amended at Book 5676, page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249, and Book 10355, page 306; the plan of record at Plat Book 4675, page 12, the boundary plat of record at Plat Book 4460, page 198, and Surveyor's Certificate of record at Book 4872, page 675; Charter of Jefferson Square, Section One, of record at Book 8485, page 642, as amended at Book 8556, page 701, Instrument Number 20000209-0013274, and Instrument Number 2000 0209-0013275; and Easement of record at Instrument Number 20020122-0008268 all said Register's Office.

Davidson County DEEDWARR
Recvd: 06/03/02 13:23 2pgs
Fees:13.00 Taxes:841.75
20020603-0066717

JB CB

This is **improved** property known as: 172 Jefferson Square, Nashville, TN 37215
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this **3rd** day of **JUNE**, 20 **02**

John R. Beesley

Cindy B. Beesley

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

The actual value or consideration, whichever is greater, for this transfer is $ **227,500.00**.

Claire C. Wilkins, Affiant
Claire C. Wilkins

SUBSCRIBED AND SWORN TO BEFORE ME ON **June 3, 2002**

My Commission Expires: **10-25-2003**

Notary Public
Notary Public: Marbut Glenn Gaston, Jr.

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

John R. Beesley **and wife,** Cindy B. Beesley

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **June 3, 2002**.

My Commission Expires: **10-25-2003**

Notary Public: Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public