WARRANTY DEED

HARDING-H02261

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ronald Harding	Molton Allen & Williams Mortga	52-16-A-36
(NAME)	(NAME)	
1301 Neelys Bend Road	P.O. Box 10025	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Birmingham, AL 35202-0025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RHONDA L BALE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RONALD HARDING, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Apartment, Unit No. D-36, of Neely's Bend Condominium created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 5483, page 86, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Rhonda L. Bale, unmarried by Deed from Metropolitan Federal Savings & Loan Association filed for record on 09/03/91, in Book 8433, page 860, said Register's Office.

This is improved (X) property, known as 1301 Neelys Bend Road, Madison, Tennessee 37115
unimproved ( )
(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/our hand(s) this 18th day of June, 2002.

Rhonda L Bale

Rhonda L Bale, Unmarried

Davidson County DEEDWARR
Recvd: 06/27/02 12:01 2pgs
Fees:13.00 Taxes:210.90

20020627-0077584

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rhonda L Bale, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 18th day of June, 2002.

Notary Public

My Commission Expires: _____

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 18th day of June, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075