Davidson County DEEDWARR
Recvd: 07/01/02 13:39 2pgs
Fees:13.00 Taxes:421.43
20020701-0078789

This Instrument Prepared by:
Susan R. Limor, Attorney at Law
A Professional Corporation
2814 Dogwood Place
Nashville, TN 37204

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin D. Limor Casey L. Damron Alexander Limor 741 Albar Dr. Nashville, TN 37221	Same	142-9A-53.00

FOR AND IN CONSIDERATION *of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Holly Hunsicker, (hereinafter "Guarantor") has this day bargained and sold, and does hereby transfer and convey unto the said Benjamin D. Limor, an unmarried person, Casey L. Damron, an unmarried person, Alexander Limor, a married man (hereinafter "Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Unit No. 46-A on the Plan of Doral Country Villa Condominiums, 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 5011, Page 395, and as amended in Book 5015, Page 251, and made applicable to Section 3, in Book 5119, Page 749, and further amended in Book 5124, Page 167, 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 Doral Country Villa Condominiums, as of record in Book 5050, Page 48, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Holly Hunsicker by Deed from Eileen K. Carell Allen and Thomas Matthew Allen, of record as Instrument Number 200007200071876.

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, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums, of record as aforementioned, said Register's Office; and taxes for the current year which have been prorated and assumed by Grantor(s) herein.

This is improved property known as 741 Albar Drive, Nashville, TN 37221, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD *said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever, and 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.*

Grantor further covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Holly Hunsicker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for this county and state, Holly Hunsicker, the within named 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, at office in Nashville, Tennessee, this 28th *day of June, 2002.*

Mity A. Urquhart
NOTARY PUBLIC

MITZI A. URQUHART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/25/2006

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $113,900.00.

AFFIANT

Subscribed and sworn to before me, this 28th *day of* June, *2002.*

Mity A. Urquhart
Notary Public

MITZI A. URQUHART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 5/25/2006