THIS INSTRUMENT PREPARED BY
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

Hannah G. Bird
Affiant

Sworn to and subscribed before me this 27 day of June, 2002.

Notary Public

My Commission Expires: 3.14.2005

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Hannah G. Bird	4505 Harding Road, Unit 106	Owner	116-03-0-B
4505 Harding Road, Unit 106	Nashville, TN 37212		106.00C007DA
Nashville, TN 37212			78003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty-Two Thousand and 00/100 Dollars ($152,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **ELLEN HICKS THORNTON, an unmarried person,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **HANNAH G. BIRD, an unmarried person,** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 106 on the plan of Royal Oaks Apartments, Condominium Apartments of record in Book 5200, Page 45, Register's Office for said County, to which plan of record is incorporated herein and made a part hereof by reference.
>
> BEING the same property conveyed to Ellen Hicks Thornton, unmarried, by Warranty Deed dated November 27, 1995 from Donna L. Wittman, unmarried, of record in Book 9872, Page 758, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2002 which are a lien but not yet due and

Davidson County DEEDWARR
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Fees:13.00 Taxes:582.40
20020703-0080185

payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, all existing highway, roadway, and utility easements which lie on the premises, Sanitary Sewer and/or Storm Drainage Easement of record in Book 4835, Page 964; Easement within a Quitclaim Deed of record in Book 5144, Page 244; Easement within a Warranty Deed of record in Book 4744, Page 370 and Book 4668, Page 986; Easement for pipe line of record in Book 3165, Page 607; Easement conveyed to City of Nashville for sewer line of record in Book 3347, Page 188; Easement for sanitary sewer line in Book 3958, Page 152; Master Deed of 4505 Harding Road Homeowners' Association of record in Book 5282, Page 972; and the By-Laws of 4505 Harding Road Homeowners' Association of record in Book 5282, Page 992, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set forth in T.C.A. § 66-27-101, et seq.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27 day of June, 2002.

ELLEN HICKS THORNTON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **ELLEN HICKS THORNTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 27 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 3-14-2005

CHARLES E. MORTON, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.