Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $157,500.00

Affiant

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

Notary Public
My commission expires: ~~05/28/04~~ 01-29-05

After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Katherine K. Stratton 4215 Harding Pike, #412 Nashville TN 37205	— Same —	103-16-0-B 047.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna Keith, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katherine K. Stratton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Situated in Davidson County, Tennessee, being Unit No. 412 on the Plan of Windsor Tower, a condominium, of record in Book 5200, Page 71, and shown in Master Deed and By-Laws for Windsor Towers of record in Book 5313, Page 338, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Peggy G. Keith, married by deed from Windsor Tower, Inc., dated September 25, 1978, recorded in Book 5342, Page 584, Register's Office for said County. Peggy G. Keith having since died. By Will of Peggy G. Keith of record in Will Book 235, Page 63, Office of the Davidson County Probate Court Clerk, subject property was devised to Donna Keith.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4215 Harding Pike, #412, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of June, 2002.

Donna Keith

Donna Keith

Davidson County DEEDWARR
Recvd: 07/05/02 08:52 2pgs
Fees:13.00 Taxes:582.75

20020705-0080778

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Keith, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of June, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

