THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow – Clarksville, LLC
2515 Wilma Rudolph Boulevard
Clarksville, TN 37040

Davidson County DEEDWARR
Recvd: 07/09/02 10:44 2pgs
Fees:13.00 Taxes:268.25

20020709-0082315

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Peggy Ann Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June 2002

Rinna Caldwell
Notary Public

MY COMMISSION EXPIRES: 2-16-04

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Charlsi Wallace						Map 86-11 B
(NAME)			(NAME)			
615 Rockwood Drive			Same			Parcel 5 CO
(ADDRESS)						
Hermitage	TN	37076				
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Nona E. Owensby, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlsi Wallace, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MONTGOMERY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 4., Building No. 5, in Raintree Village, created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for said County, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, Register's Office for said County, and as shown by the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, pages 62 through 64, in said Register's Office, to which reference is hereby made, Garage Number 4-5G, is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Nona E. Owensby, unmarried, by deed from Margie G. Bell, unmarried, and John P. Bell and wife, Avie H. Bell, of record in Deed Book 5660, page 895, Register's Office for said County.

This is the same description as in previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record.

Unimproved ( )
This is improved (x) property, known as 615 Rockwood Drive (Address) Hermitage (City) TN (State) 37076 (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 hand this 27th day of June, 2002

Nona E. Owensby
Nona E. Owensby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Peggy Nance Williams, a Notary Public in and for said County and State, the within named Nona E. Owensby the 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 of the purposes therein contained. Witness my hand and official seal this 27th day of June 2002.

My Commission expires 10-11-2005

Peggy Nance Williams
Notary Public

PEGGY NANCE WILLIAMS
NOTARY PUBLIC AT LARGE
Montgomery Co., Tennessee