WARRANTY DEED

STEVENS-H02278

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 28th 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:
Katherine J. Stevens (NAME)	AmSouth Bank (NAME)	
424 Summit Ridge Place (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	131-05-B-424
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, JERRY W. TIPPER UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KATHERINE J. STEVENS, 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:

See Attached Exhibit "A"

Davidson County DEEDWARR
Recvd: 07/10/02 15:30 4pgs
Fees:23.00 Taxes:277.50
20020710-0083194

This is improved (X) property, known as 424 Summit Ridge Place, Nashville, Tennessee 37215
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 28th day of June, 2002.

Jerry W. Tipper

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Tipper 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 Brentwood (city), TN (state), this 28th 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 that _____ as such _____ the within named bargainor, and corporation, and _____ and instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ being authorized so to do, execute the foregoing.

Witness my hand and official seal at office at _____ on this the 28th day of June, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075

EXHIBIT A

Legal Description

Being Apartment Unit No. 424 of Four Seasons Codomiunum created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 127, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, Page 30, all recording references to the Davidson County Tennessee Register's Office, all of which are incorporated herein and reference is here by made to same for a complete identification and description of said unit.

Being the same property conveyed to the within named grantors by Deed of record in Book _____, Page _____, said Register's Office.

10214

BOOK 10214 PG 761

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(34889)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 96
Notary Public
MY COMMISSION EXPIRES (AFFIX SEAL) 11/28/98

NOTARY PUBLIC DAVIDSON COUNTY LARGE

RETURN

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Tipper (NAME)	First Union Mortgage (NAME)	131-5-B-424
424 Summit Ridge Place (ADDRESS)	4300 Six Forks Road (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Raleigh, NC 27609 (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, WE, Steven M. Ford, married and wife, Donna G. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Tipper, unmarried

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

Being Apartment Unit No. 424 of Four Seasons Comdominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, Page 349, as amended at Book 6847, Page 122, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, Page 30, all recording references to the Davidson County Tennessee Register's Office, all of which are incorporated herein and reference is here by made to same for a complete identification and description of said Unit.

BEING the same property conveyed to Steven M. Ford, married by deed from Clarence Sutherland of record in Book 8676, Page 695, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Donna G. Ford, wife of Steven M. Ford joins in this Warranty Deed only for the purposes of conveying such marital rights if any that she may have in and to said property.

unimproved ( )
This is improved (X) property, known as: 424 Summit Ridge Place, Nashville, TN 37215
(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 unincumbered, 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 September 19 96

Steven M. Ford

Donna G. Ford

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