RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Allison Kathy Collier	Columbia National, Inc.	Map: 103-08-B
115 Sloan Road	P. O. Box 905	Parcel: 115.00-CO
Nashville, TN 37209	Columbia, MD 21044-0905	25W-12124

For and in Consideration of the sum of $ 113,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Patricia S. Gear, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Allison Kathy Collier

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Unit No. 115** as shown on Exhibit "B" to the Master Deed of **Parklane Condominiums, Phase I,** said Exhibit "B" being of record at Book 7376, page 579, and as setforth and described in said Master Deed as of record at **Book 7376, page 571**, together with the By-Laws of Parklane Condominiums as of record at Book 7376, page 580, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together will all fixtures, appliances as agreed, wall coverings, carpets and floor coverings, and/or other improvements therein, and the undivided interest in the General and Limited Common Elements (areas) appurtenant thereto, all hereinafter referred to as the "Property".

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 11411, page 817**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Master Deed and the Exhibits thereto as of record at Book 7376, page 571, the By-Laws at Book 7376, page 580, said Register's Office, and the provisions of T.C.A.§ 66-27-101, et seq., the Tennessee "Horizontal Property Act".

Davidson County DEEDWARR
Recvd: 07/29/02 15:22 2pgs
Fees:13.00 Taxes:418.10



20020729-0090651

This is **improved** property known as: 115 Sloan Road, Nashville, TN 37209
{~~unimproved~~ / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 26th day of JULY, 20 02

Patricia S. Gear

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 113,000.00

Allison Kathy Collier, Affiant
Allison Kathy Collier

SUBSCRIBED AND SWORN TO BEFORE ME ON 07-26-02

ROBERT S. DUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 8, 2005

My Commission Expires:

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Patricia S. Gear

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on July 26, 2002.

My Commission Expires: 10-25-2003

Notary Public: Marbut Allen Gaston, Jr.

MARBUT ALLEN GASTON, JR. NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE:
COUNTY OF :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged self to be the of , the within named bargainor, a , and that , as such , being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said , by self as such . WITNESS my hand and official seal at office on .

My Commission Expires:

Notary Public