File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/02 12:36 2pgs
Fees:13.00 Taxes:323.75
20020730-0091140

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 7/26/2003 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Barbara Pardue (NAME)	SunTrust Bank (NAME)	MAP 116-03-A
4505 Harding Road, Unit 4-E (ADDRESS)	201 4th Avenue North (ADDRESS)	PARCEL 23
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Joseph C. Guercio and wife, Penelope Ann France Guercio

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Barbara Pardue

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:

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a horizontal property regime, by Master Deed and Declaration and Bylaws of record in Book 4710, page 901, amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Unit labeled 4-E of said project as shown on the plan of reord in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 1.46218% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Joseph C. Guerico and Penelope Ann France by deed from Thomas L. Hurt and wife, Martha V. Hurt of record in Book 10066, page 261, said Register's Office. Said deed contained a typegraphical error in the spelling of the Grantee's name. Joseph C. Guerico is the same person as Joseph C. Guercio. Joseph C. Guercio and Penelope Ann France have since married. Penelope Ann France is now known as Penelope Ann France Guercio.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 189, said Register's Office; (c) easement of record in Book 3958, page 152, said Register's Office; and (d) Master Deed and Bylaws of record in Book 4710, page 901 and Book 4798, page 813, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, Unit 4-E, Nashville, Tennessee 37205
(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 our hand s this 29th day of July, 2002

Joseph C. Guercio

Penelope Ann France Guercio

Penelope Ann France Guercio

STATE OF NEVADA
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph C. Guercio and wife, Penelope Ann France Guercio

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Las Vegas (City) Nevada, this 26th day of July 2002.

Commission expires 9/19/2004

Margaret W. O'Sullivan
Notary Public

OFFICIAL SEAL
MARGARET W. O'SULLIVAN
Notary Public - State of Nevada
My Comm. Expires Sept. 19, 2004
No. 92-1658-1

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public