STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~01/26/05~~ 11-26-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary L. Billy	Same	Map: 147-3-B-75.00
(NAME) D-11 370 Wallace Road ~~M-20~~	(NAME)	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ROSE DRAKE, AN UNMARRIED WOMAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MARY L. BILLY, 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:

Land in Davidson County, Tennessee, being all of Unit No. D-11, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Pete Drake and wife, Rose Drake by Warranty Deed of record in Book 6627, Page 515, Register's Office for Davidson County, Tennessee. The said Pete Drake Having died on July 29, 1988.

This conveyance is subject to the following:
Restrictive Covenants, Easements and Additional Exceptions:

Master Deed of record in Book 6594, page 502 and amended in Book 7044, page 209; By-Laws of record in Book 6594, page 547; Charter of Condominium Association of record in Book 6576, page 69; Sewer and/or Storm Drainage Easement of record in Book 6695, page 22; Sewer Easement of record in Book 4435, page 29; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as D-11 370 Wallace Road ~~M-20~~, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 08/07/02 09:56 2pgs
Fees:13.00 Taxes:177.23
20020807-0094883

Witness our hands this 2nd day of August, 2002.

Rose Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Rose Drake who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of August, 2002.

NOTARY PUBLIC

My Commission expires: ~~01/26/05~~ 11/26/05
(SEAL)

