PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/09/02 07:52 2pgs
Fees:13.00 Taxes:402.93
20020809-0095975

W & I Ref:(SK) Title No: 43616
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathy Lamberson 103 Westerly Drive Nashville, Tennessee 37221	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 142-07-A-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$108,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Barbara Pardue**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathy Lamberson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee being Unit No. 103 of Willow Point Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 6772, page 257, as amended in Book 8867, page 283, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Mary Barbara Pardue by deed from Dolores A. Christainson, married of record in Book 9331, page 312, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6772, page 257, as amended in Book 8867, page 283 , said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: Subject to the provisions of the condominium Master Deed of record in Book 6772, page 257, as amended in Book 8867, page 283, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars.

This is improved property, known as: 103 Westerly, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2002.

Mary Barbara Pardue

State of TENNESSEE

County of DAVIDSON

On this 29th day of July, 2002 , before me the undersigned authority, personally appeared Mary Barbara Pardue , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY [illegible] IVEY
My Commission
Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $108,900.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2002

My Commission Expires: _____

CHRISTY [illegible] IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission
Expires 7/26/2003

Notary Public