Q104

THIS INSTRUMENT PREPARED BY:
(D5) Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12563B

Davidson County DEEDWARR
Recvd: 08/09/02 12:32 2pgs
Fees:13.00 Taxes:53.65
20020809-0096384

MAP/GROUP/PARCEL:
159C-D/043.00
147-3-0-A 015.00 CO
NEW OWNER'S NAME AND ADDRESS:
RITA E. SWEENEY
102 LANDS END
HENDERSONVILLE, TENNESSEE 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LELAND WATTS, hereinafter called Grantor, does hereby transfer and convey unto RITA E. SWEENEY, a married woman, her successors and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Unit A-15, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6014, Page 725, 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 Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.

The subject property is improved property commonly known as 441 Harding Place, Unit A-15, Nashville, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Instrument #20010828-0093328, Register's Office for Davidson County, Tennessee. Said property was owned as investment property and was never occupied as homestead by owner or any member of his family.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Leland Watts

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Leland Watts, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 2nd day of August, 2002.

NOTARY PUBLIC

My Commission Expires:
4-20-04



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $14,500.00.

AFFIANT

Sworn to and subscribed before me, this the 2nd day of August, 2002.

NOTARY PUBLIC

My Commission Expires:
4-2004

