07

Realty Title
48-A

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Margaret A. Stout
204 Highland Villa Circle
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
1st Trust Bank for Savings
P. O. Box 17257
Memphis, TN 38187-0257

MAP AND PARCEL:
MAP 161-14 GrB
PARCEL 204.00 CO
06DU-82707

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Nancy Rich Stanley and Wayne Rich, Co-Executors of the ETHEL RICH MARSHALL ESTATE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margaret A. Stout, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Unit 204 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed of record in Book 7278, Page 312, Register's Office for Davidson County, Tennessee, reference to the Plan thereof, Exhibit "B" to said Master Deed, being hereby made for full particulars.
>
> Being the same property conveyed to Ethel Rich Marshall, by deed from Nancy Drown McWhorter of record in INST: 20010402-0031552, Register's Office for Davidson County, Tennessee. The said Ethel Rich Marshall having since died testate on April 20, 2002, a resident of Davidson County, Tennessee, and her Last Will and Testament was admitted to Probate Court, 02P767, Imaging #4008\740495, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2002 have been pro-rated and assumed by Grantee.

Nancy Rich Stanley and Wayne Rich, Co-Executors of the Estate of Ethel Rich Marshall, join herein for the purpose of warranting to the grantee that they shall defend this estate for all taxes and debts whatsoever.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal property Regime of Highland Villa Condominiums Condominium, of record in Book 7278, page 312, et cet. and as amended in Book 7347, Page 717, Book 7352, Page 630; Book 7467, Page 850, Book 7470, Page 153; Book 7600, Page 361; Book 8090, Page 537; Book 8131, Page 95; Book 8173, Page 84; Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Pages 265 through 271, and Book 10871, Page 232; Charter of record in Book 7278, Page 310, Register's Office for Davidson County, Tennessee.y

This is improved property known as 204 Highland Villa Circle, Nashville, TN 37211.

Davidson County DEEDWARR
Recvd: 08/28/02 10:36 2pgs
Fees:13.00 Taxes:480.63
20020828-0104044

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret A. Stout, her heirs and assigns, forever; and we, Nancy Rich Stanley and Wayne Rich, Co-Executors of the ETHEL RICH MARSHALL ESTATE do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of August, 2002.

Nancy Rich Stanley
Nancy Rich Stanley, Co-Executor

Wayne Rich
Wayne Rich, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Nancy Rich Stanley and Wayne Rich 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, and who further acknowledged that they are the Co-Executors of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 26th day of August, 2002.

Notary Public

My Commission expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 129,900.00.

Margaret A Stout
AFFIANT

Subscribed and sworn to before me this 26th day of August, 2002.

Carol R Kuen
NOTARY PUBLIC
My Commission Expires: 11/30/04

NOTARY PUBLIC AT LARGE