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

File Box 24

ADDRESS NEW OWNER:
Marie Stevens Langford
9130 Murfreesboro Road
LEBANON TN 37087

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 08/30/02 13:40 2pgs
Fees:13.00 Taxes:172.98
20020830-0105340

MAP AND PARCEL:
MAP 75-6 Gr.A
PARCEL 60.00 CO
04D-91522

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, I, Glenda W. Jordan, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Marie Stevens Langford, 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:

> A certain Condominium Unit B, Lot 30, of Phase 4, Hermitage Villa Condominiums, as created under Title 66, Sections 2701 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Book 6623, Page 595, said Register's Office, to which plan reference is made for a more complete description of said unit, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as defined in the said Master Deed and By-Laws for Hermitage Villa Condominiums.
>
> Being part of the same property conveyed to Glenda W. Jordan by Quitclaim Deed from John M. Jordan and wife, Glenda W. Jordan, of record in INST: 20000925-0094812, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

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

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 establishing a Horizontal property Regime of Hermitage Villa Condominiums Condominium, of record in Book 6623, Page 595, Register's Office for Davidson County, Tennessee.

This is improved property known as 4255 Nepal Drive, Hermitage, TN 37076. Subject property has never been marital residence of grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie Stevens Langford, her heirs and assigns, forever; and I, Glenda W. Jordan, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 my hand this the 26th day of August, 2002.

Glenda W. Jordan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Glenda W. Jordan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 46,750.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 11/27/2004