PLEASE RETURN TO: CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

47

FROM: Charles Robb Swaney and wife, Mary Jane Swaney

TO: Tiffany Grimes

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Tiffany Grimes 4000 Anderson Road, Unit #61 Nashville, TN 37217	WASHINGTON MUTUAL BANK, FA 3883 AIRWAY DRIVE SANTA ROSA, CA 95403	Map 136-3-A Parcel 61

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,500.00.

Cheryl Mauss
Affiant

Subscribed and sworn to before me, this the 29 day of August, 2002.

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Bertie Jo Whitaker
Notary Public

My Comm. Expires: 10-25-03

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles Robb Swaney and wife, Mary Jane Swaney, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Tiffany Grimes, hereinafter called "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 apartment in Davidson County, Tennessee, being Townhouse No. 61, Building No. 11, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 88, said Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Charles Robb Swaney by deed from Debbie P. Judy, of record in Book 9004, page 205, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2002 Metropolitan Government taxes.

2. Covenants, Conditions and Restrictions in the Master Deed for Priest Lake Park Condominiums of record in Book 4651, page 412, as clarified in Book 4943, page 692, as amended in Book 4979, page 939, Book 5083, page 417, Book 5189, page 671, Book 7679, page 173, and Book 8115, pages 838 and 849, said Register's Office.

3. All matters shown on the plan of record in Book 4460, page 88, said Register's Office.

4. Rights of others in and to the common elements.

Davidson County DEEDWARR
Recvd: 09/03/02 15:57 2pgs
Fees:13.00 Taxes:223.85

20020903-0106151

860316.1

This deed is being executed pursuant to a Power of Attorney of record as Instrument No. 20020903 0106152, said Register's Office.

This is property known as 4000 Anderson Road, #61, Nashville, Tennessee 37217.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 29th day of August, 2002.

Charles Robb Swaney by Brenda L. Crabtree, as Attorney-in-Fact

Charles Robb Swaney, by Brenda L. Crabtree, as Attorney-in-Fact

Mary Jane Swaney by Brenda L. Crabtree, as Attorney-in-Fact

Mary Jane Swaney, by Brenda L. Crabtree, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda L. Crabtree to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Charles Robb Swaney and Mary Jane Swaney, the bargainors, and acknowledged that she executed the same as the free act and deed of the said Charles Robb Swaney and Mary Jane Swaney for the purposes therein contained.

Witness my hand and seal at office in Brentwood, Tennessee, this the 29th day of August, 2002.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/26/03

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

860316.1