RECORD & RETURN TO:

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/02 10:20 2pgs
Fees:13.00 Taxes:462.50
20020909-0108704

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF AUGUST, 2002.

NOTARY PUBLIC

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18732

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin E. Wofford 906-C Russell Street Nashville, TN 37206	Bank of America , NC1-014-12-01 200 South College Street Charlotte, NC 28255-0001	82-16-A-6CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Annie B. Williams, an unmarried woman, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto Kevin E. Wofford, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Edgefield Townhomes, as of record in Book 6250, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

In Addition, there is granted a permanent easement for that portion of Lot No. 7 needed for the used and maintenance of refrigeration lines leading to the heating and cooling system on the said Lot No. 6.

Being the same property conveyed to Anna B. Williams, unmarried, of record from Gordon W. Potter, Jr., and wife, Linda H. Potter, of record in book 10513, page 569, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters shown on plan of record in Plat Book 3250, page 3, Register's Office for Davidson County, Tennessee; and
3. Subject to covenants, conditions and restrictions as contained in an instrument of record in Book 6285, page 735, Register's Office for Davidson County, Tennessee, which restrictions include provision for an annual fee for the maintenance of common areas and other purposes, with fee being intended as a lien on real estate. Property is also subject to Association Rules and conditions as set out in said instrument, which shall apply to each lot owner; and
4. Deed of record in Book 5799, page 283, Register's Office for Davidson County, Tennessee, subjects property to restrictions at Book 3368, page 23, Register's Office for Davidson County, Tennessee, Book 4565, page 665, and Book 5711, page 420, Register's Office for Davidson County, Tennessee; and

5. Subject to Urban Zoning Overlay of record as Metro Bill No. BL-2000-476, of record in the Metro Clerks Office for Davidson County, Tennessee; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 906-C Russell Street
Nashville, TN 37206.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 30th day of August, 2002.

Annie B. Williams

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 30, 2002, before me personally appeared Annie B. Williams to me know (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 that she executed the same as her free act and deed.

Witness my hand and official seal this 30th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY