03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,500.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2002.

Notary Public
My commission expires: 03/14/05

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| James Bradford Currie<br>4405 Charleston Place Circle<br>Nashville TN 37215 | New Owner | 130-08-0-B-13.OOCO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lynda Phillips Madson and husband, Johan A. Madson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Bradford Currie and wife, Laura Pembridge Currie, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 3, on the Plan of Condominium Site Plan, Charleston Place, Lot No. 7, of record in Book 6200, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynda Phillips Madson and husband, Johan A. Madson by deed from Artis P. Truett, III and wife, Allison H. Truett, of record in Book 10070, Page 53, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4405 Charleston Place Circle, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 6th day of September, 2002.

Lynda Phillips Madson

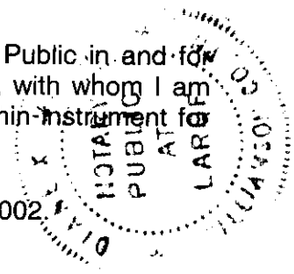
Johan A. Madson

Davidson County DEEDWARR
Recvd: 09/10/02 10:11 2pgs
Fees:13.00 Taxes:1256.15

20020910-0109562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynda Phillips Madson and Johan A. Madson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained



Witness my hand in Nashville, TN, this 6th day of September, 2002.

Notary Public

My Commission expires 03/14/05