#4097
Box:13

This instrument prepared by:
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Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/25/02 15:19 2pgs
Fees:13.00 Taxes:509.86
20020925-0117106

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Melissa A. Cureton **221 Highland Villa Circle** **Nashville, TN 37211**	**American Wholesale Lender** **6400 Legacy Drive** **Plano, TX 75024**	**161-14-B-221**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larkin E. Tucker, unmarried**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Melissa A. Cureton**, ** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

** unmarried

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 221 on the plan of condominium site of Highland Villa Condominium, its Horizontal Property Regime having been established by the Master Deed of record in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153,* and in Book 8199, page 149, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Larkin E. Tucker by deed from Timothy L. Colvin and wife, Kimberly G. Colvin of record in Book 11144, page 453, ROWC, TN.

*and in Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84

SUBJECT TO THE FOLLOWING:

1. 2002 Taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Plat Book 6200, page 473, RODC, TN.
3. Charter of Homeowners Association of record in Book 7278, page 310, RODC, TN.
4. Master Deed of record in Book 7278, page 312, Book 7347, page 717, amended in Book 7352, page 630, Book 7467, page 850, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610, Book 10871, page 232, RODC, TN.
5. By-Laws amended in Book 8090, page 537, Book 8131, page 95, Book 8658, page 595, Book 9730, page 265, and Book 9730, page 262, RODC, TN.
6. Subject to any and all building and zoning regulations of City, County and State.

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(s), their heirs and assigns, forever;

AND I COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as: 221 Highland Villa Circle, Nashville, TN 37211

WITNESS MY HAND(S) THIS 28th DAY OF AUGUST, 2002 IN FRANKLIN, TENNESSEE.

SELLER: LARKIN E. TUCKER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, Larkin E. Tucker, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28 day of August, 2002 in Franklin, TN.

Notary Public

My Commission Expires: 7-19-03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $137,800.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28 day of August, 2002, in Franklin, Tennessee.

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

TNJ/cg/13044.2002