SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **23rd** day of **September, 2002** between **Gary T. Ward and Marie L. Ward,** , GRANTOR, and **Mary Rose Daly McCabe** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of , to wit:

LAND in Davidson County, Tennessee, being Building Site No. 11 on the Plan of Richmeade Place, Section One, as of record in Plat Book 4860, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary T. Ward and wife, Marie L. Ward by Warranty Deed from Joe Michael Cisneros, married of record in Book 10545, page 543, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 4860, page 44, and Book 4675, page 67, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 5487, page 73, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4941, page 637, Book 5036, page 338, Book 5213, page 945, Book 4942, page 633, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to HOA Dues.

Improved property known as 401 Bowling Avenue Unit 10 Nashville, Tennessee.

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 we do covenant with said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **23rd** day of **September, 2002.**

Gary T. Ward

Marie L. Ward

Davidson County DEEDWARR
Recvd: 09/27/02 15:49 2pgs
Fees:13.00 Taxes:915.20

20020927-0118311

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary T. Ward and Marie L. Ward, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 23rd day of September, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $247350

Affiant

Subscribed and sworn before me this 23rd day of September, 2002.

NOTARY PUBLIC

K. THOMAS BOWEN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 12/05

****

Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Mary Rose Daly McCabe
401 Bowling Avenue
#10

Send Tax Bills to:
New Owner

Map & Parcel Number:
104-13-0-A
011.00 Co