This Instrument is being re-recorded for the purpose of including the tax bill information

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/02 14:41 2pgs
Fees:12.00 Taxes:0.00
20021002-0120180

FRANK A. ELLIOTT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RE-RECORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2003~~ JANUARY 25 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD RYBACK (NAME)	Mortgage Company of America (NAME)	MAP 133-11-0
500 Paragon Mills Road, G-4 (ADDRESS)	2416 21st Ave. South #202 (ADDRESS)	GROUP A
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	PARCEL 44.00 CO

FOR AND 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, WE, DAN E. MINOR, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD RYBACK AND JORDON EDITH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. G-4 of CANTERBURY HALL Condominiums Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5400, Page 255, as amended of record in Book 5441, page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Canterbury Hall Condominium Apartments, as of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Dan E. Minor, unmarried by Warranty Deed from Billy G. Hawkins and wife, Mary Hawkins, of record in Instrument No. 20010919-0101485, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of CANTERBURY HALL CONDOMINUM APARTMENT, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to

CONTINUED

unimproved ( )
This is improved (X) property, known as 500 Paragon Mills Road, G-4, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the 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 10th day of September, 2002

DAN E. MINOR

Davidson County DEEDWARR
Recvd: 09/19/02 10:38 2pgs
Fees:13.00 Taxes:227.55
[redacted]
20020919-0114202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN E. MINOR, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of September, 2002.

Commission expires May 28, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

--- Continued from Page 1--

any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This conveyance is subject to the Master Deed of record in Book 5440, page 255, and as amended of record in Book 5441, page 819; By-Laws of record of record in Book 5440, page 298, as amended in Book 5865, page 101, Charter of Canterbury Hall Homeowner's Association of record in Book 5446, page 152; Deed of Conveyance for sanitary sewers of record in Book 4337, page 544; Easement for sanitary sewer and/or storm drainage purposes of record in Book 4308, page 467; All matters as shown on the Plan of record in Book 3842, page 235, (Boundary Plat); and any and all matters as shown on the plan of record in Book 5200, page 159, all in the Register's Office of Davidson County, Tennessee.