Davidson County DEEDWARR
Recvd: 10/07/02 11:04 2pgs
Fees:13.00 Taxes:673.40

20021007-0121851

BOX 2

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $182,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2002. Notary Public My Commission Expires: 2/20/2006

NICHOLE G. LANDERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Bonnie H. Conn 240 Westchase Drive Nashville, TN 37215	SouthTrust 210 Wildwood PKW Suite 100 Birmingham, Al. 35209	116-3-F 040.00CO 7DA 90964

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOEL L. THOMAS, NOW RAGGIO AND HUSBAND, RANDLE RAGGIO**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BONNIE H. CONN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 240 on the Plan of Westchase Condominium, Phase II, of record in Book 5200, page 427 and supplemented in Book 6250, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Noel L. Thomas by deed from Edwin J. Insley, unmarried, of record in Book 8955 page 629, Register's Office for Davidson County, Tennessee, the said Noel L. Thomas having since married, now being Noel L. Thomas Raggio.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 6907, page 266; Book 6112, page 677; Book 6341, page 380 and Book 6866, page 3632, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 427, and supplemented and amended in Book 6250, page 43, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 240 Westchase Drive, 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 Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30 day of September, 2002.

Noel L. Thomas Raggio
Noel L. Thomas Raggio

By: Alice M. Thomas, Attorney-in-fact
Alice M. Thomas, Attorney-in-fact

Randle Raggio
Randle Raggio

By: Alice M. Thomas, Attorney-in-fact
Alice M. Thomas, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICE M. THOMAS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the makers or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 30th day of September, 2002.

Notary Public

My Commission Expires: 10/25/03