39-63

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 Davidson County DEEDWARR Recvd: 10/07/02 14:08 3pgs Fees:18.00 Taxes:475.82 20021007-0121985	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $128,600.00. I Peter G. Barrio **Affiant** Subscribed and sworn to before me, this 30th day of September, 2002. Notary Public My Commission Expires: 12-20-05

Address New Owner As Follows:
Peter G. Barrio and Elena G. Barrio
132 Harpeth Trace
Nashville, TN 37212

Send Tax Bills To:
Same

Map-Parcel Number:
143-03-0-D-132.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREDA R. STEPHENSON,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PETER G. BARRIO AND WIFE, ELENA G. BARRIO**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A part of the Harpeth Trace Condominium Tract as shown per plat incorporated by reference herein, of record in Plat Book 5050, page 47, in the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 132 as shown on said plat, and more fully described by the Master Deed establishing a Horizontal Property Regime with respect to Harpeth Trace Condominium, including the Plan and the Administrative By-Laws, covenants and restrictions thereunto attached and exhibited, of record in Book 5116, page 751, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Freda R. Stephenson, unmarried, by deed from Ted Feldman, unmarried, of record in Book 6113, page 391, Register's Office for Davidson County, Tennessee.

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 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4734, page 901, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station Sits, Water Mains and Appurtenances of record in Book 5099, page 783, Register's Office for Davidson County, Tennessee.

5. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 buildings 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 For Harpeth Trace Condominiums, of record in Book 5116, page 751, Register's Office for said County.

6. Charter of Harpeth Trace Services Association, of record in Book 5120, page 199, Register's Office for said County.

7. Declaration of Covenants and Restrictions for Harpeth Trace Homeowners Association of record in Book 5120, page 918, Register's Office for said County.

This is improved property known as 132 Harpeth Trace, Nashville, TN 37221.

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 I covenant with the said Grantees that I am 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 myself, my heirs and assigns, 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 person whomsoever.

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

Freda R. Stephenson

Freda R. Stephenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FREDA R. STEPHENSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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



Notary Public

My Commission Expires: 10/25/03