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Realty Title 48-A

Davidson County DEEDWARR
Recvd: 10/08/02 11:39 2pgs
Fees:13.00 Taxes:514.30

20021008-0122555

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $139,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 27th day of September, 2002.<br><br>Notary Public<br><br>My Commission Expires: 3/14/05 |

Address New Owner As Follows:

Harry B. Daffer and
Rose Marie Cullington
403 Bradford Green
Nashville, TN 37221

Send Tax Bills To:

New Owner

Map-Parcel Number:

142-07-C 035.00CO
9D 79997

**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, **MARGARET ALSOBROOK**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HARRY B. DAFFER AND ROSE MARIE CULLINGTON,*** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: *As tenants in common with right of survivorship

A condominium apartment in Davidson County, Tennessee, being Unit No. 35 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of the Master Deed of record in Book 6900, page 978, and Exhibit "C" to the Master Deed of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, and as amended at Book 7482, page 312, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Margaret Alsobrook by deed from B. Allen McSwiney, Jr. and William E. McSwiney, the heirs at law of Mary G. McSwiney, of record in Book 11001, page 767, 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 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. Master Deed creating a Horizontal Property Regime of record in Book 7184, page 44, said Registr's Office, and amended at Book 7482, page 312, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6900, page 978, Register's Office for said County.

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

This is improved property known as 403 Bradford Green, 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 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 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 27th day of September, 2002.

Margaret Alsobrook

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET ALSOBROOK**, unmarried, 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 27th day of September, 2002.

Notary Public

My Commission Expires: 10/25/03