Davidson County DEEDWARR
Recvd: 10/08/02 16:30 2pgs
Fees:13.00 Taxes:203.13

20021008-0123018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$53,300.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September, 2002.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/31/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd H. Stowe, A/K/A Floyd H. Stowe, III P.O. BOX 586 Hermitage, TN 37076	P.O. BOX 586 HERMITAGE, TN 37076	Map 75-06, Group A Parcel 6.CO

For and in 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,

Norma Lynn Branch, unmarried, as devisee under the Will & Codicil of Helen Davis, deceased

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Floyd H. Stowe, III

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. 3B, PHASE 1, HERMITAGE VILLA CONDOMINIUMS, AS SHOWN BY THE MASTER DEED AND BY-LAWS OF HERMITAGE VILLA CONDOMINIUMS, AS OF RECORD IN BOOK 6623, PAGE 595, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS FOR HERMITAGE VILLA CONDOMINIUMS, APPURTENANT TO SAID UNIT, AS DEFINED IN THE MASTER DEED AND BY-LAWS FOR HERMITAGE VILLA CONDOMINIUMS.

BEING THE SAME PROPERTY CONVEYED TO HELEN DAVIS, UNMARRIED, BY WARRANTY DEED FROM HILLSBORO PROPERTY MGT. CO. INC., DATED JANUARY 17, 1986, AND OF RECORD IN BOOK 6770, PAGE 574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HELEN DAVIS HAS SINCE DIED. PROPERTY NOW VESTS IN NORMA L. BRANCH BY LAST WILL AND TESTAMENT AND CODICIL OF WILL OF HELEN DAVIS, OF RECORD IN NO. C2P-1580, DAVIDSON COUNTY PROBATE COURT, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6623, Page 595, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Heritage Villa Condominiums, of record in Book 6623, Page 595, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, or record in Book 6623, Page 632, said Register's Office,.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4203 B Sweden Drive, Hermitage, TN 37076
(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(s) this 30th day of September, 2002.

Norma L. Branch
Lynn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Norma Lynn Branch, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they 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: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076