Davidson County DEEDWARR
Recvd: 10/10/02 15:12 2pgs
Fees:13.00 Taxes:265.66
20021010-0124664

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,800.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of October, 2002.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:_____

My Commission Expires [illegible]

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tawanda Johnson- McDonald
2825 Lake Forest Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL. 35244

MAP-PARCEL NUMBERS:
136-10-A-14

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vickie A. Betts, a married woman,**hereinafter referred to as Grantors, hereby transfers and conveys to **Tawanda Johnson- McDonald, married,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit 10, Lot No. 10, in a Horizontal Property Regime as shown on the condominium site plan, Section Two, Priest Lake Forest, of record in Plat Book 5800, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vickie A. Crowley, unmarried, by deed from Mabel Kornblum, single, of record in Book 9378, page 420, Register's Office for Davidson County, Tennessee. The said Vickie A. Crowley having since remarried and now being known as Vickie Betts.

Alfonso Betts, husband of Vickie Betts, joins in the execution of this instrument and conveys any and all rights that he may have in said property by virtue of his marriage to Vickie Betts.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

All matters shown on the plan of record in Plat Book 5800, page 157, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6021, page 99, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of Priest Lake Forest Condominiums to Priest Lake Forest Homeowners Association of record in Book 9735, page 744, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume not liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2825 Lake Forest Drive, Nashville, Tennessee 37217.

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 do 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 I do further covenant and bind myself, my 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 4th day of October, 2002.

Vickie A. Betts

Alfonso Betts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vickie A. Betts and husband, Alfonso Betts, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2002.

Notary Public

My Commission Expires: MAR. 27, 2005

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

06040-SH