Davidson County DEEDWARR
Recvd: 10/21/02 09:31 3pgs
Fees:18.00 Taxes:148.00
20021021-0128674

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020290

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE TENNESSEE 37215

BOX 10-A

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. Phillip Joiner** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **James L. Talley and wife, Janice L. Talley** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of October, 2002.

R. Phillip Joiner

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **R. Phillip Joiner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 18th day of October, 2002

Notary Public

My Commission Expires 5-22-04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $40,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of October, 2002.

Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

MAP AND PARCEL NUMBERS: 119-14-0A- 075.00 CO

ADDRESS NEW OWNER:
2929 Selena Drive, E-75
Nashville, TN 37211

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 75 on the Plan of Kingswood Condominiums, of record in Book 5200, page 520, as corrected in Book 5565, page 424, said Register's Office, together with the undivided interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to R. Phillip Joiner, unmarried by Deed from Jack R. Spence and wife, Sue S. Spence, dated 10-15-96, recorded 10-28-96, in Book 10239, page 483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.