Davidson County DEEDWARR
Recvd: 10/22/02 11:58 2pgs
Fees:13.00 Taxes:510.60

20021022-0129498

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41154

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2002

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy C. Coffee	~~Regions Bank~~	142-4-B-13
173 Belle Forest Circle	~~120 Fifth Ave. North~~ SAME	
Nashville, TN, 37221	~~Franklin, TN 37064~~	

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, I/WE,

Charles Davis Fogg, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roy C. Coffee and Judith A. Coffee , Husband and Wife

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:

Being Unit No. C-3, Building 'C' on the Plan of Buildings, A, B & C, Bellevue Office Park, Condominium Offices, a Horizontal Property Regime established by Master Deed of record in Book 6040, Page 701, as amended in Book 6147, page 689, together with the undivided percentage interest in the common elements appurtenant to said unit and as set forth in Master Deed. Reference is here made to the plat of Buildings A, B & C, Bellevue Office Park, Condominium Offices, as of record in Book 5800, page 177, for a more complete identification and description of said unit.

Being the same property conveyed to Charles Davis Fogg by Quitclaim Deed from Mary Harriet Hawkins Fogg, of record in Instrument #20000602-0055237 and by Warranty Deed from Mitchell Development Co., Inc., a Tennessee corporation, of record in Book 6374, Page 18, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee Property Act, as the same is set out in Section 64-2701 et seq., as amended, of the Tennessee Code Annotated, 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 building thereon; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed established a Horizontal Property Regime as of record in Book 6040, page 701, amended in Book 6147, page 689, and the By-Laws contained as Exhibit "A" in said Master Deed.

Unimproved ( )
This is improved (X) property known as 173 Belle Forest Circle, Nashville, TN 37221

****This property is not, and never has been the personal residence of the Grantor nor his spouse.**

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/our hand(s) this 15th day of October, 2002

Charles Davis Fogg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Charles Davis Fogg, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2002

Notary Public

My Commission Expires:_____

