18963

BOX 36

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/02 15:47 2pgs
Fees:13.00 Taxes:332.63

20021022-0129729

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF OCT., 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18963SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
F. Paige Resha 1900 Richard Jones Road, Unit S-2 Nashville, TN 37215	1st Trust Bank for Savings 115 Eastpark Drive, #110 Brentwood, TN 37027	117-15-0-A-170.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ann C. Sanders, Unmarried , hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto F. Paige Resha, Unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson, Tennessee, being Unit S-2, on the Plan of The Green Hills Terrace Condominiums, of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for The Green Hills Terrace Condominiums, as of record in Book 5304, page 702, as amneded in Book 7841, page 557, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Green Hills Terrace Condominiums, for proper identification.

Being the same property conveyed to Ann C. Sanders, by deed from Charles M. Gill and wife, Barbara M. Gill, of record in Book 5597, page 228, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been paid by the Seller and prorated by the parties; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee; and
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. 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 interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Green Hills Terrace Condominiums of record in Book 5304, page 702, as amended in Book 7841, page 557 and By-Laws of record in Book 5304, page 745, as amended in Book 9830, page 702, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1900 Richard Jones Road, Unit S-2, Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 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 our hands this 18 day of OCT, 2002.

Ann C Sanders by Cynthia S. Lyall AIF

Ann C. Sanders by Cynthia S. Lyall as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Cynthia S. Lyall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Ann C. Sanders as the free act and deed of the within named Ann C. Sanders.

Witness my hand and official seal, this October 18, 2002.

Notary Public