Davidson County DEEDWARR
Recvd: 10/30/02 13:41 2pgs
Fees:13.00 Taxes:355.20

20021030-0133032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00.

Christine Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2002.

Rebecca A. Patterson
Notary Public

MY COMMISSION EXPIRES: 5/15/04

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christine Stewart | Franklin American Mortgage Company | Map: 95-02-A-106.00 |
| (NAME) | (NAME) | |
| 106 Cottage Place | 501 Corporate Centre Drive, Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37214 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, SHARON JANE EMGE, ~~UNMARRIED~~ WEST, UNMARRIED, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CHRISTINE STEWART, UNMARRIED 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: SJW SJW

Land in Davidson County, Tennessee, being all of Unit No. 6, COTTAGE PLACE CONDOMINIUMS, as shown by plat appearing of record in Plat Book 6520, pages 816-823, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sharon Jane Emge, unmarried by Warranty Deed of record in Record Book 11509, Page 774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions as of record in Book 6520, Page 745, Book 6569, Page 212, Book 6636, Page 722, Book 6902, Page 829 and Book 6625, Page 506; By-Laws as of record in Book 6520, Page 793; Easement for water main running along the Lebanon Pike granted to Bransford Realty Company as of record in Book 722, Page 268, and Book 722, Page 324; Easement contained as of record in Deed Book 5256, Page 398; A 10 foot private Sanitary Sewer Easement running across a portion of the Southwest corner of said property; and, any and all matters as shown on plat of record in Plat Book 6520, page 816-823; all in the Register's Office for Davidson County, Tennessee.

Thomas C. West, spouse of Sharon Jane Emge-West, hereby joins in this conveyance and conveys any and all interest that he may have in said property including but not limited to the marital interest, to the Grant

Unimproved ( )
This is improved ( X ) property, known as 106 Cottage Place, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 24th day of October, 2002.

Sharon Jane Emge - West
Sharon Jane Emge

T C West
Thomas C. West

STATE OF Tennessee

COUNTY OF Davidson

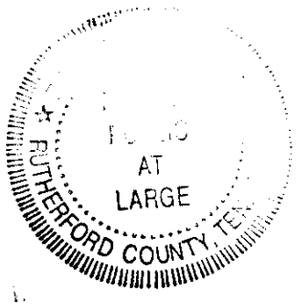
Before me, the undersigned Notary Public, personally appeared Sharon Jane Emge-West and husband, Thomas C. West who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of October, 2002.

Notary Public

My Commission Expires: 5/15/04

(SEAL)




Mail After Recording To:

Southern Title Services, LLC
1535 W. Northfield Blvd, Suite 16
Murfreesboro, TN. 37129