Davidson County DEEDWARR
Recvd: 11/04/02 09:05 2pgs
Fees:13.00 Taxes:1091.50
20021104-0134654

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19382

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Karen Hand Stevens
Affiant

Subscribed and sworn to before me, this 30th day of OCTOBER, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KAREN HAND STEVENS 692 Timber Lane Nashville, Tennessee 37215	NEW OWNER	MAP 117-2-C PAR 47.00CO FB 7DA71459

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LOUIS C. WILLIAMS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KAREN HAND STEVENS, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 692 TIMBER LANE, NASHVILLE, TENNESSEE 37215.

Terri G. Williams, spouse of Louis C. Williams, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Louis C. Williams.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of OCTOBER, 2002.

Louis C. Williams
LOUIS C. WILLIAMS

Terri G. Williams
TERRI G. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LOUIS C. WILLIAMS AND TERRI G. WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of OCTOBER, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 471 together with Carport designated No. 47A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominium, a horizontal property regime established by Master Deed of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, said Register's Office.

Being the same property conveyed to Louis C. Williams by deed from David B. Herbert, Edward T. Herbert and and Lawrence W. Herbert, Beneficiaries under the Will of Frances W. Herbert of record in Book 11158, page 643, said Register's Office.

This conveyance is made subject to: (1)) Restrictions of record in Book 3815, page 778, Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83 and in Book 11288, page 513; (2) Charter of record in book 8129, page 118, Book 8500, page 717; (3) Easements of record in Book 4067, page 947; and (4) Repurchase and Option Agreement of record in Book 3907, page 839; and (5) All matters appearing on the Plan of record in Plat Book 3700, pages 111 and 112, said Register's Office.