FILE BOX 30

WARRANTY DEED

B-MM-02-82070

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,400.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2002.

Notary Public

MISTY M. SOHRBY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires May 24, 2003

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Ann Grant	Columbia National Mtg. (NAME)	
8207 Sawyer Brown Road, Unit N-6 (ADDRESS)	7142 Columbia Gateway Drive (ADDRESS)	142-01-A-94 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Columbia, M.D. 21046 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILLIP W. KING, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KATHERINE ANN GRANT, UNMARRIED,, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a Condominium Site Plan known as Unit No. N-6, together with the carport designated No. N-6-C, in River Plantation, Section One, a Condominium, a horizontal property regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4562, page 474, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description.

Being the same property conveyed to Phillip W. King from Brigette U. King by Quitclaim Deed dated March 30, 2001 and filed for record on April 5, 2001 in Instrument Number 200104050033637 and also by Warranty Deed from Mary C. Miller, an unmarried woman, and Leo C. Miller, a married man, dated March 30, 2001 and filed for record on April 5, 2001 in Instrument No. 200104050033636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record in Master Deed Book 4623. Page 696 and Book 4562, Page 474, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8207 Sawyer Brown Road, Unit N-6, Nashville, Tennessee 37221
(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 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 31st day of October, 2002.

Phillip W. King

Davidson County DEEDWARR
Recvd: 11/05/02 16:25 2pgs
Fees:13.00 Taxes:441.78

20021105-0136049

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Phillip W. King , the bargainor (s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2002.

My Commission Expires:

7-29-06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of October, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903