MAP AND PARCEL: 104-06-0-N 505.00 CO

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
Fifth THird Mortgage
38 Fountain Square Plaza
Cincinnati, OH 45263

New Owner:

Rhonda Bulcher & Darlene Boyce
505 Rose Hall
Nashville, TN 37212

Mortgagee:

Fifth THird Mortgage
250 W. Main Street, Ste. 100
Lexington, KY 40507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, , BOBBY A. DEAL and DARCY G. DEAL, Grantor(s), have bargained and sold and by these presents do transfer and convey unto RHONDA BULCHER and DARLENE BOYCE, Grantee, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Land in Davidson County, Tennessee, being a part of the Plan of Rose Hall, a Horizontal Property Regime, as of record in Book 6900, page 379, said Register's Office, the part hereby described being:
>
> Unit No. 505 on said Plan, and as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Rose Hall Condominiums.
>
> Being the same property conveyed to Bobby A. Deal and wife, Darcy G. Deal by Warranty Deed of Wall and Clark, a Joint Venture, composed of James K. Wall and James M. Clark of record in Book 7326, page 5, as corrected in Book 7439, page 412, Register's Office of Davidson County, Tennessee. By QuitClaim Deed of record in Book 11276, page 688, said Register's Office, as corrected by deed recorded herewith, a tenancy in common in each spouse, with each spouse owning an undivided one-half (1/2) interest was created in Bobby A. Deal and Darcy G. Deal.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: Subject to matters shown on the plan of Rose Hall of record in Book 6900, page 379, Register's Office of Davidson County, Tennessee; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same 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 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the master deed establishing a Horizontal Property Regime of Rose Hall, of record in Book 7307, page 760, Register's Office for Davidson County, Tennessee; Rights of others in and to the common elements; By-Laws of Rose Hall of record in Book 7307, page 769, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind GRANTOR, Grantor's heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 11/06/02 10:59 2pgs
Fees:12.00 Taxes:0.00
20021106-0136539

WITNESS our hands on this the 1st day of November, 2002.

BOBBY A. DEAL

DARCY G. DEAL

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County, BOBBY A. DEAL and DARCY G. DEAL, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Forty Five Thousand Dollars ($145,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1st day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 12/11/0

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