Return To:
First Title & Escrow
File Box 9B
#19590

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Holly R. Bradley	Union Planters Bank	**Map 131-5-B**
419 Summit Ridge Place	2019 Richard Jones	**Parcel 419CO**
Nashville, TN 37215	Nashville, TN 37215	

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Anthony S. Girard, Trustee of the Revocable Trust U/A/D February 1, 2002** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Holly R. Bradley, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Apartment Unit No. 419 Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, page 349, as amended at Book 6847, page 122, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, page 30, all recording references to the Davidson County, Tennessee Register's Office, all of which are incorporated herein and reference is hereby made to same for a complete identification and description of said Unit.

Being the same property conveyed to Anthony S. Girard Revocable Trust U/A/D February 1, 2002 by Quitclaim Deed from Anthony S. Girard of record in Instrument Number 20020228-0025584, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 419 Summit Ridge Place, Nashville, TN 37215.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. See attached Exhibit A for exceptions.

Davidson County DEEDWARR
Recvd: 11/11/02 10:48 4pgs
Fees:23.00 Taxes:390.35

20021111-0138785

[STATE OF ~~TENNESSEE~~] Florida
[COUNTY OF ~~DAVIDSON~~] Palm Beach

The actual consideration or value, whichever is greater for this transfer is $105,500.00.

Affiant

Elaine Ruffa
MY COMMISSION # CC836364 EXPIRES
August 14, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Subscribed and sworn to before me this 30 **day of October, 2002.**

Elaine Ruffa
Notary Public

My Commission Expires: 8-14-2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of October, 2002.

Anthony S. Girard Revovable Trust
U/A/D February 1, 2002

By: _____
Anthony S. Girard, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $105,500.00

Patricia Greig
Affiant

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

~~XXXX~~
My Commission expires: 5/16/05

Beth M. Brock
Notary Public

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF ~~TENNESSEE~~)FLORDIA
COUNTY OF ~~DAVIDSON~~) PALM BEACH

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared **Anthony S. Girard** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Anthony S. Girard Revocable Trust U/A/D February 1, 2002 and that he as such Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself as Trustee of the trust.

WITNESS my hand and official seal at Nashville, Tennessee, this Florida, PALM BEACH **30 day of October, 2002.**

Elaine Ruffa
NOTARY PUBLIC

My Commission Expires:
8-14-2003

Elaine Ruffa
MY COMMISSION # CC836364 EXPIRES
August 14, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Exhibit "A" for Exceptions

Agreement regarding utility service as set forth in instrument of record in Book 4821, page 20, Register's Office for Davidson County, Tennessee.

Engineering Report of record in Book 6847, page 125, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.

Easement for Agreement and Consent of record in Book 6869, pages 157 and 162, re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.

Easement of record in Book 5158, page 851, Register's Office for Davidson County, Tennessee.

Easement of record as Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Four Seasons Homeowner's Association of record in Book 6855, page 917, amended in Book 8176, page 697, Register's Office for Davidson County, Tennessee.

Covenants, Conditions, Restrictions, and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Four Seasons Condominium of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.

Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.

Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5271, page 430, Register's Office for Davidson County, Tennessee.

Sale and Assignment of Option contained in instrument of record in Book 5388, page 503, Register's Office for Davidson County, Tennessee.