WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/02 11:31 2pgs
Fees:13.00 Taxes:591.63

20021118-0142609

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Exp. JAN 30, 2005

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom H. Proctor, Jr. (NAME)	SAME (NAME)	MAP 116-03-A
4505 Harding Road #52-E (ADDRESS)	(ADDRESS)	PARCEL 52
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Joseph Guercio and wife, Penelope F. Guercio

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tom H. Proctor, Jr., 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:

Land in Davidson County, Tennessee described as follows:

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws dated May 22, 1973, and recorded in Book 4710, page 901, Register's Office for Davidson County, Tennessee, and said premises being more particularly described as follows:

Unit labeled 52E and 19 (parking space) of said project as shown on the plan of record in Book 4460, page 189, said Register's Office, and an undivided 2.24134% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Joseph Guercio and wife, Penelope F. Guercio, by deed from Susan M. Fenton, unmarried, of record in Instrument #20010116-0004523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 4460, page 189, said Register's Office; (c) master deed and bylaws of record in Book 4710, page 910 and Book 4798, page 813, said Register's Office; and (d) sewer easement of record in Book 3958, page 152, said Register's Office.

This is improved (X) property, known as 4505 Harding Pike, Unit 52-E, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 our hand s this 15th day of November 2002

Joseph Guercio by Penelope France Guercio
Joseph Guercio by Penelope Guercio, Attorney in Fact

Penelope France Guercio
Penelope F. Guercio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named. PENELOPE F. GUERCIO

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of November

Commission expires

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JULY 30, 2005

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, a Notary Public within and for the State and County 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, and attesting the same by the said as such.~~

~~Witness my hand and official seal at office at on this the day of .~~

~~My commission expires~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2002, before me personally appeared Penelope Guercio, to me known to be the person who executed the foregoing instrument on behalf of Joseph Guercio and who acknowledged that she executed the same as the free act and deed of Joseph Guercio.

Witness my hand and seal this 15th day of November, 2002.

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JULY 30, 2005