Davidson County DEEDWARR
Recvd: 11/19/02 10:23 3pgs
Fees:18.00 Taxes:222.00
20021119-0143191

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Elizabeth F. White	New Owner	Map 117-15-0-A
40 Concord Park East		Parcel 098.00 CO
Nashville, TN 37205		

This instrument prepared by : Weldon B. White, Jr., 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, **Robert E. Payne** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Elizabeth F. White**(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:

Land in Davidson County, Tennessee, being Lot No. 98, being also Unit No. C-206 in a Horizontal Property Regime which is located on the plat of the Green Hills Terrace of record in Book 5200, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with an undivided interest in and to the common elements and areas.

Being the same property conveyed to Robert E. Payne by deed from Evelyn Y. Hite, and husband, Durand Hite, of record in Record Book 10079, page 66, Register's Office for Davidson County, Tennessee.

Grantor warrants and represents that this property is not now nor has ever been the residence of Grantor or his spouse.

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

This conveyance is subject to the following:

1. Davidson County taxes for the year 2002.
2. Maters shown on the Plan of record in Book 5200, page 64, said Register's Office.
3. Master Deed of record in Book 5304, page 702, as amended in Book 7841, page 557, and Book 9830, page 181, said Register's Office.
4. By-Laws of record in Book 5304, page 745, said Register's Office.

5. Memorandum of Lease dated November 3, 1987, by and between Green Hills Terrace (as Lessor) and Web Service Company (as Lessee), of record in Book 7523, page 260, said Register's Office.
6. Easement by M.C. Morris and Sidney Averbuch, dedicated by instrument of record in Book 4520, page 896, said Register's Office, which is as follows:
"Do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now or hereafter residing on either of the aforedescribed tracts encompassing the said apartment project of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive, parking area, swimming pool, laundry, party room and common recreation area."
7. Easement to Metro for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

The address of this condominium Unit is 1900 Richard Jones Road, Nashville, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2002.

Notary Public

My Commission Expires: 05/28/03

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 himself, his 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 15th day of November, 2002.

Robert E. Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert E. Payne** 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 person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of **November,** 2002.

Notary Public

My Commission Expires: 05/28/03