19168

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/02 15:59 2pgs
Fees:13.00 Taxes:225.70

20021120-0144482

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF November, 2002.

NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19168SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scott W. Fowler 2020 Beech Avenue, Unit D-1 Nashville, TN 37204	SunTrust Bank P.O. Box 305110 Nashville, TN 37230-5110	105-10-0-A-400.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William R. Nolen and wife, Sylvandia G. Nolen, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Scott W. Fowler, Unmarried , hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson, Tennessee, being Unit D-1, on the Plan of BeechTree Condominiums, of record in Plat Book 11680, pages 196 thru 200, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for BeechTree Condominiums, as of record in Book Book 11174, page 284, as amended in Book 11680, page 193, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for BeechTree, for proper identification.

Being the same property conveyed to William R. Nolen, married, by deed from Valerie C. Parsons, unmarried, of record as Instrument No. 20010123-00006486, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been paid by the Grantors and prorated by the parties; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plat of record as Exhibit "E" to Master Deed of record in Book 11680, pages 196 through 200, in the Register's Office for Davidson County, Tennessee;
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is 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 interests 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 thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of BeechTree Condominiums of record in Book 11174, page 284, as amended in Book 11680, page 193, and Charter in Book 11163, page 16, and By-Laws appended thereto.

This property is also known as improved property located at 2020 Beech Avenue, Unit D-1, Nashville, TN 37204.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 16 day of November, 2002.



William R. Nolen

William R. Nolen

Sylvandia G. Nolen

Sylvandia G. Nolen

STATE OF Illinois, **COUNTY OF** Macon

On Nov 16, 2002, before me personally appeared William R. Nolen and Sylvandia G. Nolen to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 16 day of November, 2002.

Julie Phipps

NOTARY PUBLIC Comm Exp 10/24/08