Davidson County DEEDWARR
Recvd: 12/20/02 12:33 2pgs
Fees:13.00 Taxes:503.20
20021220-0157506

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV3567889

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Dana L. Irwin	New Owner At Same Address	Map: 117-03-D
236 Hillsboro Pl.		Parcel: 236.00-CO
Nashville, TN 37215		

For and in Consideration of the sum of $ 136,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Todd B. Jones, a married person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Dana L. Irwin

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

A certain condominium apartment unit in Davidson County, Tennessee, and being **Unit No. 236** on the plan of **Hillsboro Station Condominiums**, Hillsboro Place, as shown on the plan of record at **Plat Book 6250, pages 751, 752, and 753** and as described in the Master Deed as of record at Book 6740, page 37, both of record in the Register's Office for said County and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together will all fixtures, wall coverings, appliances, carpets and floor coverings, and/or other improvements therein and with that certain undivided interest in the General and Limited Common Elements appurtenant thereto (all hereinafter referred to as the "Property").

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 11533, page 192 ***, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. 2002 property taxes in the amount of $1,242.33, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 117-03-D-236-CO; Field Book Number: 7DA-91255; at the street address of 236 Hillsboro Pl., Nashville, TN 37215.

2. Master Deed of record at Book 6740, page 37 and By-Laws of record at Book 6740, page 45, said Register's Office.

3. Easements of record at Book 1877, page 581 (right-of-way); Book 4633, page 468; Book 3965, page 909, Book 4158, page 34, Book 3531, page 572, Book 3531, page 576, amd Book 3531, page 592 (sanitary sewer and storm drainage); Book 6629, page 452 (storm water detention agreement); and Book 6595, page 58 (overhead line), all said Regiter's Office.

4. Setback lines, easements, notes, and/or other limitations as shown on said plan of record at Plat Book 6250, pages 751, 752, and 753 said Register's Office.

Leigh Ann Jones, spouse of the said grantor, Todd B. Jones, joins herein for the sole but express purpose of conveying any and all right, title, and/or interest she has or may have in the herein described real estate by virtue of her marital status with the said grantor.

***as re-recorded at Instrument Number** 20021220-0157505

This is IMproved property known as: 236 Hillsboro Pl., Nashville, TN 37215
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 19th day of DECEMBER, 20 02

Todd B. Jones

Leigh Ann Jones

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 136,000.00.

Dana L. Irwin, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 12-20-2002

My Commission Expires: 10-25-2003

Notary Public: Marbut Glenn Gaston, Jr.

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

Leigh Ann Jones

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on December 19, 2002.

My Commission Expires: 10-25-2003

Notary Public: Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Todd B. Jones

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed this Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office on December 20, 2002.

My Commission Expires: 12-25-2003

Notary Public: Marbut Glenn Gaston, Jr.