40-A

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

X April D. King
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of December, 2002.

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-30-06

My Commission Expires September 30, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/30/02 15:37 2pgs
Fees:13.00 Taxes:227.55
20021230-0162111

ADDRESS NEW OWNER(S) AS FOLLOWS:
April D. King
2020 Beech Avenue, B-14
Nashville, Tennessee 37204

SEND TAX BILLS TO:
Bank of America
200 S. College Street
Charlotte, NC 28255

MAP-PARCEL NUMBERS:
Map\Parcel: 105.10-OA-210.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Theresa M. Wiant, an ~~un~~married woman** hereinafter referred to as Grantors, hereby transfers and conveys to **April D. King, a single woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-14 of the BeechTree Condominium, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, Page 284, and as Register's Office for Davidson County, Tennessee, including without limitation of the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, 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 plan of BeechTree Condominiums. as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Theresa M. Wiant, an unmarried woman, by Warranty Deed from Cabana, LLC, of record at Instrument No. 2000 070500 66292, Register's Office for Davidson County, Tennessee dated June 29, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 11680, Page 193,(as part of Master Deed) Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 11174, Page 284; Book 11680, Page 193, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11174, Page 328, Register's Office for & Davidson County, Tennessee.

Easement for Metro of record in Book 3183, Page 65, Register's Office for Davidson County, Tennessee..

HOA Charter of record in Book 11163, Page 16, Register's Office for & Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2020 Beech Avenue, B-14, Nashville, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 30th day of December, 2002.

Theresa M Wiant

Theresa M. Wiant

Mark A. Roasch

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa M. Wiant, ~~an unmarried woman~~ married, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

* and Mark A. Roasch

Witness my hand and official seal this 30th day of December, 2002.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON TENN

Notary Public

My Commission Expires: 11/2/05

07099-BW

Mark A. Roasch is executing this document for the purpose of conveying any marital interest that he might possess.