Box 17

Davidson County DEEDWARR
Recvd: 01/03/03 12:38 2pgs
Fees:13.00 Taxes:288.60
20030103-0001242

[Space Above This Line for Recording Data]

# WARRANTY DEED

**This Indenture** made this **20th** day of **December, 2002** between **Frank E. Bahou, unmarried, ,** GRANTOR, and **Julie D. Mattingly ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

**BEING land in Davidson County, Tennessee, being Townhouse #25, Building 14, on the Plan of Priest Lake Condominium Townhouses, Phase I, as of record in Book 4460, page 88, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Frank E. Bahou by Warranty Deed from Carolyn L. Kincaid of record in Book 11313, page 349, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee.**

**Subject to Master Deed of record in Book 4641, page 412, Book 4943, page 692, Book 5083, page 417, Book 5189, page671, Book 7679, page 173, Book 8115, page 838, Book 8115, page 849, Register's Office for Davidson County, Tennessee.**

**Subject to By-Laws of record in Book 4641, page 412, Register's Office for Davidson County, Tennessee.**

**Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee,**

**Improved property known as 3880 Priest Lake Drive # 24 Nashville, Tennessee 37217.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and 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 herein set out and we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor s hereunto set grantor's hand(s) and seal this **20th** day of **December, 2002.**

Frank E Bahou

**Frank E. Bahou**

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank E. Bahou, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 20th day of December, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

**********

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $78000

Affiant

Subscribed and sworn before me this 20th day of December, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

**********

**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

**Address of New Owner**
Julie D. Mattingly
3880 Priest Lake Drive #25
Nashville, Tennessee 37217

**Send Tax Bills to:**
Southstar Funding, LLC
400 Northridge Road, Suite 1000
Atlanta, Georgia 30350

**Map & Parcel Number:**

Map 136 Group 03-0-A Parcel 109