Davidson County DEEDWARR
Recvd: 01/07/03 11:52 3pgs
Fees:18.00 Taxes:325.60
20030107-0002601

Return To:
First Title & Escrow
File Box 9B

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Donna Cookson Unit D-4<br>1900 Richard Jones Road<br>Nashville, TN 37215 | 117-15A-108 | Same |

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Elizabeth Ann Scroggs Shapiro and Elizabeth Shapiro Silverman, Trustees of the General Trust under the Will of John L. Shapiro, (the "Grantors"), have bargained and sold, and by these presents does transfer and convey to Donna Cookson (the "Grantee"), Grantee's heirs, and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Parcel No. 108, being Unit No. D-4 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Ann Scroggs Shapiro and Elizabeth Shapiro by Elizabeth Ann Scroggs Shapiro, Executrix under the Will of John L. Shapiro by deed of record in Book 6879, page 951, Register's Office for Davidson County, Tennessee, as re-recorded in Instrument No. 20030107000260, said Register's Office. Also being the same property subsequently conveyed to John Shapiro by deed from Hugh C. Howser, Jr. of record in Book 5388, page 520, said Register's Office. The said John Shapiro having since died and by Will of record in Will Book 144, page 15, Probate Court Clerk's Office for Davidson County, Tennessee, Elizabeth Ann Scroggs Shapiro was appointed Executrix under the Will of John L. Shapiro.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters listed on Exhibit A attached hereto and incorporated herein by reference.

This is improved/~~unimproved~~ property being Unit D-4, Green Hills Terrace Condominiums, located at 1900 Richard Jones Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Donna Cookson by Kristen Gobb
Affiant

Subscribed and sworn to before me this 31st day of December, 2002.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of December, 2002.

Elizabeth Ann Scroggs Shapiro

ELIZABETH ANN SCROGGS SHAPIRO, CO-TRUSTEE OF THE GENERAL TRUST UNDER THE WILL OF JOHN L. SHAPIRO

Elizabeth Shapiro Silverman

ELIZABETH SHAPIRO SILVERMAN,CO-TRUSTEE OF THE GENERAL TRUST UNDER THE WILL OF JOHN L. SHAPIRO

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Joseph W Gibbs, Notary Public, Elizabeth Ann Scroggs Shapiro, Co-Trustee of the General Trust under the Will of John L. Shapiro, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of December, 2002.

Notary Public
My Commission Expires:
07-24-2004

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Joseph W Gibbs, Notary Public, Elizabeth Shapiro Silverman, Co-Trustee of the General Trust under the Will of John L. Shapiro, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of December, 2002.

Notary Public
My Commission Expires:
07-24-2004

Exhibit A

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee.

3. The premises herein conveyed is a condominium apartment established pursuant to all the provision of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended 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 interest 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 thereon; and also included without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deed establishing a Horizontal Property Regime of Green Hills Terrace of record in Book 5304, page 702, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5304, page 745, said Register's Office.