BOOK 44

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 FOURTH AVENUE, NORTH<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $160,000.00.<br><br>Janet R. Patrick<br>Affiant<br><br>Subscribed and sworn to before me, this 16th day of January, 2003.<br><br>Notary Public<br><br>My Commission Expires: 10/2/03 |

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| Address New Owner As Follows:<br>Jan Patrick<br>135 Harpeth Trace Drive<br>Nashville, TN 37221 | Send Tax Bills To:<br>Same | Map-Parcel Number:<br>143-03-0-D-135.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHY M. BUNTIN, UNMARRIED, BY AND THROUGH HER ATTORNEY IN FACT, DAVID W. BUNTIN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAN PATRICK**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being described as follows, to-wit: Unit No. 135 in a Horizontal Property Regime located on the Plan of Harpeth Trace Condominiums of record in Book 5050, page 47, said Register's Office to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dorothy M. Buntin by deed from Joseph D. Williams, Jr., of record in Book 5837, page 664, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Davidson County DEEDWARR
Recvd: 01/21/03 10:36 2pgs
Fees:13.00 Taxes:592.00
20030121-0008078

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement to David L. Pollack for ingress and egress described in Book 4734, page 901, Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of easement for access roads, reservoir and pumping station site, water mains and appurtenances granted Metro Government of record in Book 5033, page 783, Register's Office for Davidson County, Tennessee.

4. Master Deed and By-Laws establishing Harpeth Trace Condominiums together with certain covenants and restrictions of record in Book 5116, page 751, said Register's Office.

5. Declaration of Covenants and Restrictions for Harpeth Services Association of record in Book 5120, page 918, said Register's Office.

6. All matters as shown on the Plan of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee.

7. Easements reserved in Deed of record in Book 3930, page 192, said Register's Office.

8. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, page 192, said Register's Office.

This is improved property known as 135 Harpeth Trace Drive, Nashville, TN 37221.

**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, her heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 16th day of January, 2003.

Dorothy M. Buntin

By: David W. Buntin attorney in fact

David W. Buntin, attorney in fact

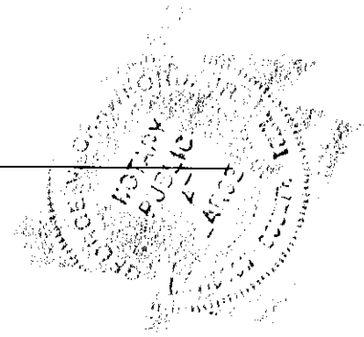
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID W. BUNTIN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of January, 2003.

Notary Public

My Commission Expires: 10/25/07



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