G-15714-4

Dav. Co. File Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/03 09:11 2pgs
Fees:13.00 Taxes:361.90

20030127-0010515

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 97,810.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF January, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN KATES TRUSTEE	New Owner	Map 052-13B
(NAME)	(NAME)	
309 Cross Timbers		Parcel 165.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KELLEE L. ~~RUSH~~, ~~MARRIED~~, HAROLD ZIMMERMAN AND WIFE, BARBARA D. ZIMMERMAN Zimmerman, Kz Divorced*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN KATES TRUSTEE FOR PENN MEADE LAND TRUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 201 on the Condominium Site Plan of River Glen, Planned Unit Development, Phase IV, Section 3, of record in Instrument No. 20010330-0030661, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kellee L. Rush, married and Harold Zimmerman and wife, Barbara D. Zimmerman by Deed from NVR, Inc., a Virginia corporation, Successor by Merger to Fox Ridge Homes, Inc., of record in Instrument No. 20011106-0121965, Register's Office for Davidson County, Tennessee. The said Kellee L. Rush having since divorced and took maiden name of Zimmerman.

THIS conveyance is subject to Master Deed and By-Laws of River Glen, of record in Book 7566, Page 571, made applicable to Phase IV, Section 3, in Instrument No. 20010829-0093569, and By-Laws of record in Book 7566, page 606, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s) herein.

THIS conveyance is further subject to a lien secured by a Deed of Trust to Mortgage Electronic Registration System, Inc., of record in Instrument No. 20011106-0121966 Register's Office for Davidson County, Tennessee.

* formerly known as Kellee L. Rush

unimproved ( )
This is improved (X) property, known as 3050 Penn Meade Way, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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 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 our hand s this 6th day of January, 2003

Kellee L. Zimmerman
KELLEE L. ~~RUSH~~ ZIMMERMAN

Barbara Zimmerman
BARBARA D. ZIMMERMAN

Harold Zimmerman
HAROLD ZIMMERMAN

STATE OF ILLINOIS
COUNTY OF JACKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KELLEE L. ~~RUSH~~, ~~MARRIED~~, HAROLD ZIMMERMAN AND WIFE, BARBARA D. ZIMMERMAN Zimmerman Divorced By

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Carbondale, Illinois ~~Tennessee~~, this 21 day of January, 2003.

Commission expires 5-8-06

Karen Shull
Notary Public

OFFICIAL SEAL
KAREN SHULL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-8-2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public