This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 01/28/03 15:23 3pgs
Fees:18.00 Taxes:510.60
20030128-0011752

Address New Owner:	Send Tax Bills To:	Property Identification
Anthony A. Rose 4225 Harding Road Unit 302 Nashville, TN 37205	-same-	103-16-C/302

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOUGLAS L. BRAHL and wife, DIANN E. BRAHL (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to ANTHONY A. ROSE (the "Grantee") his heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 302 on the Plan of Wellington Arms of record in Book 5200, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-laws of record in Book 5721, page 241, as corrected in Book 5740, page 897, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Grantors by deed of record as Instrument Number 20020904-0107172, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

1. The terms, provisions and requirements of the Tennessee "Horizontal Property Act", T.C.A. §66-27-101, et seq. and the terms and conditions of the Master Deed establishing a horizontal property regime of Wellington Arms, of record in Book 5721, page 241, as corrected in Book 5740, page 897, and Instrument Number 20001205-0119242, all in the Register's Office for Davidson County, Tennessee.

2. Easements for utility service and party walls for use in common with owners of attached and appurtenant improvements.

3. 2003 property taxes, which have been assumed in their entirety by the Grantee.

4. All matters appearing on the Plan of record in Book 5200, page 316, said Register's Office.

5. By-laws of Wellington Arms Homeowner's Association,

Inc., of record in Book 5721, page 288, said Register's Office.

6. Charter of Wellington Arms COA, of record in Book 5833, page 312, said Register's Office.

7. Sanitary sewer easement of record in Book 7692, page 861, said Register's office.

This is improved property known generally as Unit 302, 4225 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee and his heirs, successors and assigns forever.

AND GRANTORS covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. The Grantors further covenant and bind themselves, their heirs successors and assigns forever to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

WHENEVER 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, the Grantors have executed this instrument on the ___ day of January, 2003.

DOUGLAS L. BRAHL

DIANN E. BRAHL

STATE OF KANSAS)
)
COUNTY OF Johnson)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared DOUGLAS L. BRAHL and wife, DIANN E. BRAHL, 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 seal at office in Overland Park Kansas, this 23 day of January, 2003.

NOTARY PUBLIC

My commission expires:

JANET L. HUBER
Notary Public - State of Kansas
My Appt. Exp. 11/15/2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me,
this 24th day of January, 2003.

NOTARY PUBLIC

My Commission expires:

10/2004

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