FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/03 13:45 2pgs
Fees:13.00 Taxes:136.53
20030130-0012933

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 20 03
Notary Public
MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Flit (NAME)	NEW OWNER (NAME)	MAP 133-15-0-A
320 Welch Road Unit D6 (ADDRESS)	(ADDRESS)	PARCEL 20CO
Nashville, TN 37211 (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, Jackie D. Johnson and husband, Lonnie M. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil Flit, unmarried

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:

Unit D-6 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Jackie D. Johnson and husband, Lonnie M. Johnson by Quitclaim Deed from David Johanson, unmarried, of record in Book 11478, Page 147, Register's Office for said County. See also deed of record in Book 9923, Page 77, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6111, Page 22, amended in Book 9445, Page 492 and amended in Book 10458, Page 936 and By-Laws in Book 6111, Page 64, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Master Deed of

CONTINUED

unimproved ( )
This is improved (X) property, known as 320 Welch Road Unit D6, Nashville, TN 37211
(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 28th day of January 20 03

Jackie D. Johnson

Jackie D. Johnson

Lonnie M. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackie D. Johnson and husband, Lonnie M. Johnson

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 Nashville, Tennessee, this 28th day of January 20 03.

Commission expires March 29, 2003

Notary Public

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 (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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 corporation, 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 _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION:

record in Book 6111, page 22; and (3)Sanitary Sewer Easement of record in Book 6548, page 125, and Book 8870, page 923, said Register's Office.