RETURN TO : Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214
1361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $21,000.00.

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

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
William H. Perkins and Bruce W. Skimmyhorn 441 Harding Place, Unit A-12 Nashville, TN 37211 MAP & PARCEL NO. 147-03-0-A/012.00 CO	SAME

Davidson County DEEDWARR
Recvd: 02/03/03 15:47 2pgs
Fees:13.00 Taxes:77.70
20030203-0014855

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TIMOTHY L. WILSON, a single man, ROLAND SPENCER, JR. and wife, ROSE ANN SPENCER,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

WILLIAM H. PERKINS and BRUCE W. SKIMMYHORN,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit A-12 of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6104, page 752, 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 Plan of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete indentification and description of said Unit.

Being the same property conveyed to Timothy L. Wilson a single man, a one-half (1/2) undivided interestand Roland Spencer, Jr. and wife, Rose Ann Spencer, a one-half (1/2) undivided interest by Warranty Deed from Ronald c. smith and wife, Linda W. Smith, dated January 2, 2001, and filed of record on January 4, 2001, in Instrument No. 20010104-0001344, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2003, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON

THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 571; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 6104, PAGE 725; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 441 HARDING PLACE, UNIT A-12, NASHVILLE, TN 37211

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 24TH DAY OF JANUARY, 2003.

Timothy L Wilson
TIMOTHY L. WILSON

ROLAND SPENCER, JR.

Rose Ann Spencer
ROSE ANN SPENCER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 2003, before me personally appeared Timothy L. Wilson, Roland Spencer, Jr. and Rose Ann Spencer, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Jamie L. Taylor
Notary Public

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WARRANTY DEED

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