48A
Realty Title 060

Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122
7056/

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 02/04/03 10:21 2pgs
Fees:13.00 Taxes:333.00
20030204-0015027

ADDRESS NEW OWNER:
Sandra Rae Hall
763 Kent Road
Nashville, Tennessee 37214

MORTGAGEE:

SEND TAX BILL:
~~*To Owner*~~
Central Carolina Bank
PO Box 3660
Durham, NC 27702
MAP AND PARCEL:
MAP 96-9-A
PARCEL 763
03DZ-86163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Arden D. Bowman Sr., the only living heir of Ruth J. Oberly, deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Sandra Rae Hall, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Unit A-763, on the Plan of Emery Place Condominiums, of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ruth J. Oberly, unmarried, by deed from Kent Development Company of record in Book 7186, Page 940, Register's Office for Davidson County, Tennessee. Ruth J. Oberly died intestate on January 29, 1997, a resident of Davidson County, Tennessee, survived by Arden D. Bowman, Sr., a sole surviving heir, as evidenced by Affidavit of record in Probate Court for Davidson County, 98P46,
>
> This is the same description as in previous deed of record.

Taxes for 2003 have been pro-rated and assumed by Grantee.

This conveyance subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6715, Page 96, et seq., and as amended in Book 6783, Page 205; Book 6845, Page 515; Book 8048, Page 351; Charter of record in Book 6647, Page 466 and Book 6724, Page 627; Quitclaim Deeds for Common Areas of record in Book 6887, Page 730 and Book 6947, Page 944; Storm Water Detention Agreement of record in Book 6623, Page 109; and easements and setback lines of record in Plat Book 6250, Page 719, said Register's Office.

This is improved property known as 763 Kent Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandra Rae Hall, her heirs and assigns, forever; and I, Arden D. Bowman Sr., the only living heir of Ruth J. Oberly do 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 I do further covenant and bind myself, my heirs and representatives, 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 persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of January, 2003.

Arden D. Bowman Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Arden D. Bowman, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January 2003.

NOTARY PUBLIC

My commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 90,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of January, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF WILSON
The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me this 30th day of January, 2003.

Notary Public
My commission expires: 10/31/04

CINDI BEASLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.