# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/03 13:49 3pgs
Fees:18.00 Taxes:197.95

20030207-0017423

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF February 2003

Notary Public

My Commission Expires MAR. 25, 2006
MY COMMISSION EXPIRES: 3-25-2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jackie D. Freeman (NAME) | XXXXXXXXXXXXXX Same As New Owner (NAME) | MAP 51-15A |
| 613 Forest Park Court (ADDRESS) | (ADDRESS) | PARCEL 7 |
| Madison, Tn 37115 (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, Paul D. Page

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie D. Freeman

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 Unit No. B7 as shown on Plat of Quail Creek, as of record in Plat Book 6328, Pages 89-93, in the Register's Office for Davidson County, Tennessee, as (collectively, the "Plat") and more particularly described in the Master Deed for The Quail Creek Condominiums of record in Book 6328, Page 44, said Register's Office with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Paul D. Page from Quail Creek, Inc., by Warranty Deed of record in Book 6688, Page 961, dated October 21, 1985 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS AMDE subject to an Owner's Certificate, notes, easements, building setback lines, etc., if any, as may be set forth on the Plat of Quail Creek Condominiums of record in Plat Book 6328, Pages 89-93 in the Register's Office for Davidson County, Tennessee; further subject to the By-Laws of The Quail Creek Homeowner's Association, of record in Book 6328, Page 74, Register's Office for Davidson County, Tennessee, and further subject to subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 420 Walton Lane B-7, Madison, Tn 37115
(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 my hand this 4th day of February, 2003

Paul D. Page

Paul D. Page

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 Paul D. Page

the bargainor 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 Madison Tennessee, this ~~4th~~ 5th day of February, 2003.

Commission expires 3-25-2006

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 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, 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 _____, _____.

My commission expires _____

_____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Deed of The Quail Creek Homeowner's Association, of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.