RECORD & RETURN TO:
Metropolitan Escrow, Inc.
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Nashville, TN 37217

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20030220-0022549

FILE BOX 45

# WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF February 2003.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
George E. Mudter, Jr., Esq.
FIRST TITLE AND ESCROW COMPANY, INC.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20100

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Magnolia Ann Padilla<br>4215 Harding Road #404<br>Nashville, TN 37205 | Union Planters Bank, N.A.<br>7130 Goodlett Farms Parkway<br>Cordova, TN 38016 | 103.16-039.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dirthy McFall, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Magnolia Ann Padilla, Unmarried , hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 404 as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .503% interest in common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dirthy McFall, Unmarried by Deed from Jenny Lou McFall of record in Instrument No. 20001026-0106108, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters appearing on the Plan of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee; and
4. Terms and Limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Section 66-27-101, et. Seq.; and
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for 4215 Harding Road Homeowner's Association of record in Book 5313, page 338, amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4215 Harding Road #404, Nashville, TN 37205.

**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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 18 day of February, 2003.

Dirthy McFall

**Dirthy McFall**

Dirthy McFall

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On February 18, 2002, before me personally appeared Dirthy McFall to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 18th day of February, 2003.

Patricia Nicholls

NOTARY PUBLIC

11/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.