File #200310065

Davidson County DEEDWARR
Recvd: 02/28/03 09:56 2pgs
Fees:13.00 Taxes:358.53

20030228-0026660

DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
University Heights Realty, Inc.	University Heights Realty, INc	Map: 103-16-D-
(NAME) 3909 Whitland Avenue, Unit 103	(NAME) 4025 Crestridge Drive	Parcel: 103 CO
(ADDRESS) Nashville TN 37205	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, KEVIN G. MCLEMORE, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto UNIVERSITY HEIGHTS REALTY, INC., hereinafter called the GRANTEE, its successors 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 all of Unit No. 103, on the Plan of Lancaster Condominiums, as shown by plat appearing of record in Plat Book 5200, Page 460, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Together with an undivided interest in the common elements of The Lancaster Homeowner's Association, as described in Book 5963, Page 441, et. seg., said Register's Office.

Being the same property conveyed to Kevin G. McLemore by Warranty Deed of record in Instrument Number 20010817-0089331, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 2201, page 631; Master Deed of record in Book 5963, page 441; By-Laws of record in Book 5963, page 472; Charter of Homeowners' Association of record in Book 5939, Page 382, and Book 8330, Page 32; contract of record in Book 5931, Page 482 and, any and all matters as shown on plat of record in Plat Book 5200, Page 460; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3909 Whitland Avenue, Unit 103, Nashville, TN 37205
(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 GRANTEE, its successors and assigns forever; and Grantor covenants with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 26th day of February, 2003.

Kevin G. McLemore

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Kevin G. McLemore who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of February, 2003.

Notary Public

My Commission Expires: _____

DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027