*This Instrument Prepared By:*
*TITLE ESCROW, INC*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*
*This instrument prepared from information furnished by parties*

*File Box 24*

ADDRESS NEW OWNER:
Karen E. Woolridge
6944 Highland Park Drive
Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 03/06/03 07:51 2pgs
Fees:13.00 Taxes:479.15

20030306-0029520

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 143 - 3B
PARCEL 59.00 CO
9DZ-63476

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, NORTHFORK PROPERTIES, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Karen E. Woolridge, 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:

> Unit Number 6944 of the Plan of condominium site of Harpeth Glen Condominiums, Phase III, of record in Book 4675, Page 64, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to NORTHFORK PROPERTIES, INC., by deed from Denise Griffin, Substitute Trustee of record in INST: 20021209-0151500, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

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

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Harpeth Glen Condominiums, Phase III Condominium, of record in Book 4546, page 658, Register's Office for Davidson County, Tennessee.

This is improved property known as 6944 Highland Park Drive, 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 Karen E. Woolridge, her heirs and assigns, forever; and NORTHFORK PROPERTIES, INC. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 26th day of February, 2003.

NORTHFORK PROPERTIES, INC.

William H. McClanahan, Pres.

William H. McClanahan, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William H. McClanahan as President of NORTHFORK PROPERTIES, INC., 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 and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 2003.

Jean F. Floyd

NOTARY PUBLIC

My Commission Expires: 11/27/2004

LAFGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 129,500.00.

Karen E. Woodridge

AFFIANT

Subscribed and sworn to before me this 26th day of February, 2003.

Jean F. Floyd

NOTARY PUBLIC
My Commission Expires: 11/27/2004

LAFGE
DAVIDSON COUNTY, TENN.