Rucky Title 48-A
03

RECORD & RETURN TO:
First Title and Escrow Company, Inc.
2000 Richard Jones Road , Suite 110
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/03 09:10 2pgs
Fees:13.00 Taxes:499.50
20030311-0031645

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00

Larry McCallie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF February 2003.

NOTARY PUBLIC

Commission expires: 3/14/05

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY:
MUDTER, MORGAN AND PATTERSON,
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20154

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David B. Opie 3000 Hillsboro Road #4 Nashville, TN 37215	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	117.03-004.00 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, Richard W. Johnson*, *unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto David Opie, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 4 on the Plan of Versailles Apartment Condominiums, as of record in Book 5050, page 80, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Johnson by Warranty Deed from Dale Gish, Michelle M. Gish Binton, and her husband, Joe Binton recorded on June 30, 1998 in Book 10999, page 548, and surveyors Certificate of Correction in Book 5171, page 153, said Register's Office.

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

1. 2003 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. Charter of Incorporation of Versailles Townhomes Homeowner's Assocation of record in Book 5179, page 858, said Register's Office;
4. 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 Versailles Townhomes Homeowner's Association, of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, and re-recorded in Book 5667, page 375 and Book 7770-955, said Register's Office.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, et. Seq.;
6. All matters appearing on the plan of record in Plat Book 5050, page 80, and corrected in Book 5171, page 153, said Register's Office.

This property is also known as improved property located at 3000 Hillsboro Road #4, Nashville, TN 37215.

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 21 day of February, 2003.

Richard W. Johnson
Richard W. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Richard W. Johnson 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 21 day of February 2003

NOTARY PUBLIC

APRIL N. PREVO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
April N. Prevo
My Commission Expires
Sept. 24, 2005
STATE OF TENNESSEE