23-1-155

File #200350105

Davidson County DEEDWARR
Recvd: 03/12/03 10:36 2pgs
Fees:13.00 Taxes:440.30

20030312-0032905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-26-05

(AFFIX SEAL)

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline M. Vermillion	Columbia National Incorporated	Map & Parcel 62-2-0-A
(NAME) 2717 Riverbend Drive	(NAME) 7142 Columbia Gateway Drive	062-02-0-A-16.00.CO
(ADDRESS) Nashville TN 37214	(ADDRESS) Columbia MD 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **CHRISTOPHER D. MINAR AND WIFE, EDWINA D. MINAR**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CAROLINE M. VERMILLION**, 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 all of Lot No. 73-A, on the Plan of River Trace Estates, Phase I, Section I, as shown by plat appearing of record in Plat Book 6250, Page 995-997, as amended of record in Book 6900, page 325 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Christopher D. Minar and wife, Edwina D. Minar by Warranty Deed of record in Book 11145, Page 963, said Register's Office. Christopher Minar and Edwina Minar, being one in the same as Christopher D. Minar and Edwina D. Minar.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370, amended in Book 6982, page 747; By-Laws of record in Book 6851, page 390; Easement in Book 1163, page 341, Book 2022, page 83, Book 3959, page 595, Book 6583, page 698, Book 7030, page 798, Book 7296, page 484, Book 7097, page 135, Book 7097, page 144, Book 7097, page 140, and Book 7097, page 149; Grant and Indemnity Agreement Concerning Open Space/Amenities Area in Book 7030, page 798; Grant and Indemnity Agreement for improvements on Tennessee Valley Authority Easement in Book 6583, page 698; Open Space for River Trace Estates, Phase I, Section I, II, and II in Book 7907, page 168; and, any and all matters as shown on plat of record in Plat Book 6250, Page 995-997, as amended in book 6900, page 325; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2717 Riverbend Drive, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 24th day of February, 2003.

Christopher D. Minar

Edwina D. Minar by Christopher D. Minar attorney in fact

Edwina D. Minar by Christopher Minar, her
Attorney in Fact.

STATE OF Tennessee

COUNTY OF Davidson

On this 24th day of February, 2003, before me personally appeared Christopher Minar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of Edwina D. Minar and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book *____, Page _____, Register's Office of Davidson County, Tennessee.

*20030312-0032904

Witness my hand and official seal, this 24th day of February, 2003.

Notary Public

My Commission Expires: 10/25/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076