Realty Title 06
48A

WARRANTY DEED

P-BP-03-5306

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa W. Howell	Mortgage Investors Group (NAME)	
5306 Edmondson Pike #3 (ADDRESS)	8320 E. Walker Springs Lane (ADDRESS)	161-1-A-67.00CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZP)	Knoxville TN 37923 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GRACE M. BOUGHEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TERESA W. HOWELL, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 5306 #3 on the plan of Danbury Condominiums, as set forth in Exhibit "C" of the Master Deed and By-Laws of record in Book 6612, Page 75, (Exhibit "C' being of record at page 122) Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Grace M. Boughey, by Deed from Donald D. Sloan and wife, Mary Ann Sloan, dated 08/03/1999, of record in Book 11606, Page 514, as re-recorded in Book 11688, Page 935, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Taxes for 2003 and subsequent years; Master Deed and By-Laws of record in Book 6612, page 75; Charter of Danbury Homeowner's Association of record in Book 6625, page 510; and all matters set for on Plan of record as Exhibit "C" to Master Deed of record in Book 6612, page 75 (Exhibit "C" being of record at page 122) all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5306 Edmondson Pike #3, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (Cty 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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 31st day of March, 2003.

Grace M. Boughey

Davidson County DEEDWARR
Recvd: 04/01/03 11:10 2pgs
Fees:13.00 Taxes:203.50
20030401-0042637

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Grace M. Boughey , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2003.

My Commission Expires: 1/24/05

CAROL MILLER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of March, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800