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Realty
484

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/02/03 14:55 2pgs
Fees:13.00 Taxes:347.43
20030402-0043714

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $93,900.00

Regina Wilson
Affiant

Subscribed and sworn to before me, this 14th day of March 2003.

Notary Public
My commission expires: ~~04/20/03~~ 5/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Regina Wilson 5510 Country Drive Unit 126 Nashville TN 37211-0000	1ST TRUST BANK FOR SAVINGS P.O.BOX 17257 MEMPHIS, TN 38187--0257	162-09-0-A 126.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Marye C. Rowlett an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Regina Wilson, an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Being Townhouse No. 126, Building 2, on the plan of Hickory Valley Condominiums, Phase 2 of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description and Unit No. 126, in Hickory Valley Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 4251 page 575 and clarified in Book 5001* Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat appended thereto as Exhibit B. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4251 page 575 and clarified in Book 5001 page 394 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. *page 394,

Being the same property conveyed to Marye C. Rowlett by deed from Fred S. Sensing, Sr. and wife, Mary L. Sensing by deed from Patricia Walker Rowe of record in Book 10887, Page 235, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Hickory Valley Condominiums, Phase 2 of record in Book 4460 Page 133, Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" and as set forth in the Master Deed recorded in Book 4251 page 575 and clarified in Book 5001 page 394 Register's Office for Davidson County, Tennessee. 5) Charter of Hickory Valley Condominiums Phase 2 Association of record in Book 7980 page 470 6) This property is improved property known as 5510 Country Drive Unit 126,

Nashville, Tennessee 37211-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 13 day of March, 2003.

Marye C. Rowlett

By: Marye C. Rowlett by Leona Sue Coles, Atty. in Fact
Leona Sue Coles
Attorney in Fact for Marye C. Rowlett
Power of Attorney of record in Instrument No.
200304020043713

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of March, 2003, before me personally appeared Leona Sue Coles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marye C. Rowlett acknowledged that such person executed the same as the free act and deed of Marye C. Rowlett

Amy Cross Nance
Notary Public

My Commission expires 4/20/03

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

FILE NO: 03743