Davidson County DEEDWARR
Recvd: 04/14/03 09:55 2pgs
Fees:13.00 Taxes:695.60

20030414-0049015

FB 12
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Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Patricia Bowers Grace	Franklin Financial Mortgage	Map: 131-06-D
404 Clifton Place	P. O. Box 687	Parcel: 404.00-CO
Nashville, TN 37215	Franklin, TN 37065	7DA-91606

For and in Consideration of the sum of $ 188,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Colleen M. Harris, an unmarried person

PICK-UP

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Patricia Bowers Grace

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

A certain condominium apartment unit in Davidson County, Tennessee, and being **Unit No. 404** on the plan of **Burton Hills Townhomes, Village of Belair, Phase I**, as of record as **Exhibit B** to the **Master Deed** as of record at **Book 6690, page 70,** as amended at Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 9398, page 43, and Instrument Number 20010627-0068123, and the By-Laws attached thereto, all as of record in the Register's Office for said County and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, appliances as agreed, carpets and floor coverings, and/or other improvements therein and the undivided interest in the General and Limited Common Elements thereto (all hereinafter referred to as the "Property").

Being all the same property conveyed to Colleen M. Harris by deed as of record at Instrument Number 20020322-0035426, in said Register's Office, and the above description is the same as appears therein.

THIS CONVEYANCE IS SUBJECT TO 2003 property taxes which have been prorated this date and the grantee assumes in full, subject to any re-proration required as a result of a change in the actual 2003 tax amount, and to the restrictions, easements, plat limitations, rights of liens, and/or other matters as contained in the Master Deed and By-Laws attached thereto of record at Book 6690, page 70, amended at Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 9398, page 43 and Instrument Number 20010627-0068123, the Charter for Village of Belair at Book 6665, page 18 as amended at Book 6921, page 220, all in said Register's Office.

CMH

This is Improved property known as: 404 Clifton Place, Nashville, TN 37215
~~unimproved~~/ improved)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 10th day of APRIL, 20 03

Colleen M. Harris

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 188,000.00.

Patricia B. Grace, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON April 11, 2003.

My Commission Expires: 7/26/03

Jeanette J. Romer, Notary Public
Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Colleen M. Harris

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on April 10, 2003.

My Commission Expires: 10-25-2003

Ruth Randolph
Notary Public : Ruth Randolph

STATE OF TENNESSEE:
COUNTY OF _____ :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

_____
Notary Public

mggaston:clsdocs.warrantydeed