This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/22/03 09:40 2pgs
Fees:13.00 Taxes:592.00
20030422-0052765

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Carlos R. Owens, et ux. 3901 Harding Road, #305 Nashville, TN 37205	SAME	Map: 103-16 Group: A Parcel: 43.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ashley B. Woods**, an unmarried person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Carlos R. Owens and wife Myrtice J. Owens** (the "Grantee"), their successors and assigns, all of her right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, BEING, Unit No. 305 on the Plan of Rokeby, a Condominium, as of record in Plat Book 5050, page 16, as more fully shown on the Plan of the 3rd Floor of record in Plat Book 5060, page 135, Register's Office for said County, to which plan reference is made for a complete description, together with parking space No. 20.

Being the same property conveyed to Ashley B. Woods, unmarried, by deed from Ann Duncan Jarvis (formerly known as Ann Jarvis Newman), unmarried of record in Instrument No.: 200006260063107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2003 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantee; All matters appearing on the Plan of record in Plat Book 5050, page and Plat Book 5060, page 135; Master Deed of record in Book 4829, page 138 and as amended in Book 4983, page 98, Book 5096, page 409, Book 7399, page 814, and Book 9828, Page 213; By-Laws of Rokeby Homeowners' Association, Inc. of record in Book 4829, page 152 and as amended in Book 5096, page 421 and Book 5459, page 179, all of record in the Register's office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: # 305, 3901 Harding Road, Nashville, Tennessee 37205.
(address) (city) (zip code)

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs successors and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 17th day of April, 2003.

x Ashley B. Woods
GRANTOR - ASHLEY B. WOODS

STATE OF TEXAS)
)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY B. WOODS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of April, 2003.

BRIAN E. DAVIS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 01-24-07

x Brian E. Davis
NOTARY PUBLIC

My Commission expires: 1/24/07

STATE OF TENNESSEE)

COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $160,000.00.

x Carla R. Adams
Affiant

Subscribed and sworn before me this 18th day of April, 2003.

NOTARY PUBLIC AT LARGE

x
NOTARY PUBLIC

My Commission Expires: 1-27-05

A:\Woods\ Warranty Deed - Std