Davidson County DEEDWARR
Recvd: 04/28/03 15:36 2pgs
Fees:13.00 Taxes:333.00

20030428-0056749

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th Day of April, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norah A. Buikstra	New South Federal Savings Bank	131-2-A-61
2116 Hobbs Road, Unit J-10	210 Automation Way	
Nashville, TN, 37215	Birmingham, AL 35210	

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, I/WE,

Alan M. Kates and wife, Kathy A. Kates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Norah A. Buikstra, unmarried

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. J-10, a Horizontal Property Regime as shown on the condominium site plan of Hobbs House Condominium Apartments, as of record in Book 5200, Page 54, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alan M. Kates and wife, Kathy A. Kates by Warranty Deed from John Richard Gilchrist, Jr. and wife, Leigh Zimmerman Gilchrist of record in Instrument No. 20011105-0121234, re-recorded in Instrument No. 20020319-0034010, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2116 Hobbs Road, Unit J-10, Nashville, TN 37215

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 25th day of April, 2003

X _____
Alan M. Kates

X Kathy Kates
Kathy A. Kates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Alan M. Kates and wife, Kathy A. Kates, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2003

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.