WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/03 13:51 2pgs
Fees:13.00 Taxes:222.00

20030506-0060284

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 5/28/06

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Fobear	Columbia National Incorporated	Map 129-15-0-A
(NAME)	(NAME)	
21 Vaughn's Gap Road J154	P.O. Box 3050	Parcel 154.00 CO
(ADDRESS)	(ADDRESS)	
Nashville , TN 37205	Columbia, MD 21045-6050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Emily B. Thomas, a single woman and Jerry M. Buchanan, a single man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Fobear**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. J154 of Belle Meade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed established Belle Meade Highlands Condominium, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and indemnification of said Unit.

Being the same property conveyed to Emily B. Thomas and Jerry M. Buchanan, Joint Tenants with Right of Survivorship and not as Tenants in Common by Warranty Deed of record in Book 11653,Page 71, Register's Office for Davison County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setback, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantor(s).

2003 property taxes shall be the responsibility of the Grantee when due and payable.

This is improved property, known as 21 Vaughns Gap Road J 154, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 29th day of April, 2003.

Emily B. Thomas

Jerry M. Buchanan

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, Emily B. Thomas, a single woman , the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 4/29/2003.

Commission expires:

5/28/04

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me the undersigned a Notary Public in and for said County and State, JERRY M. BUCHANAN, the within named bargainor, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this : 4/29/03

Commission expires:

NOTARY PUBLIC

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004