Davidson County DEEDWARR
Recvd: 05/06/03 15:27 2pgs
Fees:13.00 Taxes:293.41
20030506-0060464

#236301(2)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Andrea Lyn Fulmer 810 Bellevue Road #300 Nashville, TN 37221	U.S. Bank N.A. 4801 Frederica Street Owensboro, Kentucky 42301

GENERAL WARRANTY DEED

This indenture is made and entered into this 1st day of May, 2003 between Linda Rawlings Bozza (hereinafter referred to as "GRANTOR") and Andrea Lyn Fulmer (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Unit 300 of the Peppertree Creekside Meadows Condominiums, Building No. 56 and Garage No. 4 as shown by a map of record in Plat Book 4675 at page 128 through 130 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the condominium common area.

BEING the same property conveyed to Linda R. Bozza and husband George S. Bozza and Philip A. Rawlings and wife Mildred B. Rawlings by instrument of record in Book 9097 at page 350 in the Davidson County, Tennessee Register of Deeds office. The said Mildred B. Rawlings and Philip A. Rawlings have both died testate devising the above described real property to Linda Rawlings Bozza and George Stephen Bozza. See Davidson County, Tennessee Probate File Nos. 01P-1274 and 01P-1273. The said George S. Bozza deceased October 29, 1998 leaving Linda R. Bozza as the surving tenant by the entirety.

Tax Parcel # 142.06-0B-300.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Linda Rawlings Bozza

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, Jay Smith, a Notary Public in and for the aforesaid state and county, personally appeared Linda Rawlings Bozza, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 1st day of May, 2003.

NOTARY PUBLIC
Commission Expires: 05/28/2006

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $79,300.00.

Andrea Lyn Fulmer
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED THIS 1st DAY OF May, 2003.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 05/28/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006