PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 44400

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/07/03 09:00 2pgs
Fees:13.00 Taxes:428.57
20030507-0060672

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan L. Wai 248 Summit Ridge Drive Nashville, Tennessee 37215	Home Financial Group, LLC Three Maryland Farms Suite 155 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 131-05-B-248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,830.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Veonne L. Falgout, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan L. Wai** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.248 of Four Seasons a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050 page 30 and shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium..

Being the same property conveyed to Veonne L. Falgout, unmarried by deed from Jeanne M. Yeatman, unmarried, dated July 15, 1998 and filed of record in Book 11023, page 777, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 30 and shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349 , said Register's Office, , to which plan reference is hereby made for a more complete description thereof.;Easement Agreement for ingress and egress and wireless telecommunications tower of record in Doc. No. 200109120099679, said Register's Office; Easement Agreements of record in Book 6869, page 157, Book 6869, page 162 as rerecorded in Book 6870, page 966, said Register's Office; Subject to the provisions of the condominium Master Deed of record in Book 6841, page 349, Book 6847, page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c

This is improved property, known as: 248 Summit Ridge Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2003 .

Veonne Lee Falgout

Veonne L. Falgout

State of TENNESSEE
County of DAVIDSON

On this 2nd day of May, 2003 , before me the undersigned authority, personally appeared **Veonne L. Falgout** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

GINGER VILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $115,830.00

Affiant

Sworn and subscribed before me this 1st day of May, 2003

Anna Montgomery
Notary Public

My Commission Expires: 3/19/07

ANNA MONTGOMERY NOTARY PUBLIC COMMISSION EXPIRES 3-19-07 STATE OF WASHINGTON