File #200380068

Davidson County DEEDWARR
Recvd: 05/12/03 11:06 2pgs
Fees:13.00 Taxes:338.55

20030512-0063346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fran Cegelka	SAME AS NEW OWNER	Map: 52-13-B-114.00 CO
(NAME)	(NAME)	Parcel:
2342 Benay Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JANICE M. OWENS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto FRAN CEGELKA, 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:

Land in Davidson County, Tennessee, being all of Lot No. 152, on the Plan of First Revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section I, as shown by plat appearing of record in Plat Book 9700, Page 283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Janice M. Owens, by Warranty Deed of record in Book 10912, Page 445, said Register's Office.

This conveyance is subject to the following:
By-Laws of record in Book 7566, page 606; Master Deed of record in Book 7566, page 571, amended in Book 10630, pages 501 and 504; Charter of River Glen Homeowners' Association of record in Instrument Number 200204250051348; Articles of Incorporation of record in Book 8069, page 158; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County Department of Water and Sewage Services of record in Book 7061, page 172, and Book 7061, page 196; and, any and all matters shown on plat of record in Plat Book 9700, Page 283; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2342 Benay Road, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 9th day of May 9, 2003.

Janice M. Owens

STATE OF Tennessee

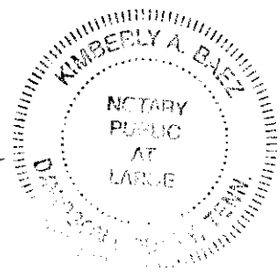
COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Janice Owens, unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of May, 2003.

Kimberly A. Baez

Notary Public



My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075