PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/13/03 11:59 2pgs
Fees:13.00 Taxes:758.50
20030513-0064120

W & I Ref:(SK) Title No: 44467
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jennifer A. Rood 106 St. Charles Place Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-06-K-106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Webb Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer A. Rood** 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. 106 of St. Charles Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Book 6438, page 595 rerecorded Book 6452, page 864 amended in Book 6488, page 833 and Book 6539, page 893 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 James R. Webb, Jr. by deed from Elizabeth J. Somers, unmarried of record in Book 11436, page 605, 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 Exhibit "A" to the Master Deed Plat Book 6438, Page 595 rerecorded in Book 6452, page 864, amended in Book 6488,page 833 and Book 6539, page 893, said Register's Office, which Plan shows minimum building set back lines and easements to which plan and record thereof are incorporated herein and made a part hereof by reference and to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Book 6438, page 595, Book 6452, page 864, Book 6488 page 833, Book 6539, page 893, 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.

This is improved property, known as: 106 St. Charles Place, Nashville, Tennessee 37212

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 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 9th day of May, 2003.

James R. Webb, Jr.
James R. Webb Jr.

Tiffany Webb
Tiffany Webb

State of TENNESSEE
County of DAVIDSON

On this 9th day of May, 2003 , before me the undersigned authority, personally appeared James R. Webb Jr., and Tiffany Webb, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

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 $205,000.00

Affiant

Sworn and subscribed before me this the 9th day of May, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary Public