Davidson County DEEDWARR
Recvd: 05/21/03 13:09 2pgs
Fees:13.00 Taxes:610.50

20030521-0069322

WARRANTY DEED

B-JG-03-0304

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me this 14th DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Angela D. Shields,	New Owner	
900 19th Avenue South Unit 304	(NAME) SAME	92-16-B-25 CO
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS)	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES E. ROBERTS SR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA D. SHIELDS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 163, 164, 165, 166, 167, 168 and 169 on the Plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit 304 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for said County, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts, Sr. by Successor's Trustee's Deed dated November 19, 1993 and filed for record on November 19, 1993 in Book 9158, Page 630, Register's Office for Davidson County, Tennessee. Said property is not the principal residence of Charles Edward Roberts, Sr.

This conveyance is subject to HOA Charter of record in Book 7078, Page 443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed/By-Laws of record in Book 7051, Page 529 and Book 7119, Page 884, Register's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Buyer has the right to use and occupy parking space 3s #6 which is now known as parking space #304.

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South Unit 304, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 14th day of May, 2003.

Charles E Roberts Sr. by Mary Ann Roberts, Attorney in Fact

Charles E. Roberts Sr. by Mary Ann Roberts Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 14 day of May, 2003, before me personally appeared Mary Ann Roberts to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Edward Roberts, Sr.and who acknowledged that he/she executed the same as the free act and deed of the said Charles Edward Roberts, Sr. by virtue of that Power of Attorney, duly executed by the said Charles Edward Roberts, Sr. on February 22, 1991and recorded herewith in Instrument No. 20030207-0017098, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 14 day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903