03

Rush Title
48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/03 13:30 2pgs
Fees:13.00 Taxes:1701.63

20030523-0070727

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$459,900.00.**

Affiant

Subscribed and sworn to before me this 29th day of April, 2003.

Notary Public
My Commission expires: 3/14/07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Arnold Franzblau	New Owner	145-15-0-A-002.00 CO
1199 Otter Creek Road		
Nashville, TN 37220		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John D. Pierce and wife Jan M. Pierce**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Arnold H. Franzblau and Constance K. Franzblau, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 10B, in a Horizontal Property Regime as shown on the condominium site plan of Stratford Place, as of record in Book 6250, page 560, Register's Office, Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and sewer, water, electrical, telephone and other utility easements now or hereinafter established over, through, or upon the land embracing the regime and contained in the Master Deed Establishing a Horizontal Property Regime of Stratford Place Residential Condominiums as of record in Book 6250, page 560, said Register's Office.

Being the same property conveyed to John D. Pierce and wife, Jan M. Pierce by deed from S.R. Blanton Construction, Inc. of record in Book 7381, page 756, Register's Office, Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 560, Register's Office Davidson County, Tennessee.
- Master Deed of Record in Book 6472, page 47, Book 6472, page 86, Book 7140, page 592, and re-recorded in Book 7234, page 851, Book 7353, page 472, Book 7903, page 652, and Book 7426, page 234, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6472, page 47, and Book 6472, page 86, Register's Office for Davidson County, Tennessee.
- An Agreement for Maintenance in Book 6430, page 601 and a deed of conveyance in Book 6850, page 341, Register's Office, Davidson County, Tennessee.
- Easement for sewers of record in Book 7758, page 749, Register's Office, Davidson County, Tennessee.

This is improved property known as: **1199 Otter Creek Road, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 30, 2003.

John D. Pierce

Jan M. Pierce

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John D. Pierce and wife Jan M. Pierce** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2003

My commission expires 8/12/04

Notary Public

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.