Davidson County DEEDWARR
Recvd: 05/23/03 15:11 2pgs
Fees:13.00 Taxes:564.25

20030523-0070896

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of May, 2003.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:_____ My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Linda K. Nutial
5025 Hillsboro Pike Unit 15S
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map|Parcel: 131-010-D-123.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan M. Cook, an unmarried woman,** hereinafter referred to as Grantors, hereby transfers and conveys to **Linda K. Nutial, an unmarried woman,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 123 as shown on the Plat of Georgetown Apartments, a Condominiums, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .555% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in book 5211, Page 325, et. seg., said Register's Office. Said Unit is also known as Apartment No. 15S

Being the same property conveyed to Joan M. Cook, unmarried person, by Warranty Deed from John Edward Browder, sole heir of Ann D. Browder, of record at Instrument No. 2000 052300 51478, Register's office for Davidson County, Tennessee, dated May 19, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5211, Page 325; Book 5616, Page 133; Book 6079, Page 516, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5025 Hillsboro Pike Unit 15S, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 19th day of May, 2003.

Joan M Cook

Joan M. Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan M. Cook, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUL... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005