Davidson County DEEDWARR
Recvd: 05/28/03 14:29 2pgs
Fees:13.00 Taxes:1572.50

20030528-0072056

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2003.

Notary Public

My commission expires: My Commission Expires April 6, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kimberly Hill	**Countrywide Home Loans**	**130-09A-2.00CO**
119 Clydelan Court	**718 Thompson Lane #104**	
Nashville, TN 37215	**Nashville, TN 37204-3612**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Clydelon Partners,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Hill, an unmarried woman

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:

Unit B on the plan of Clydelan Condominium of record in Master deed establishing a Horizontal Property Regime for Clydelan Condominiums of record in Instrument No. 20020802-0093023, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Clydelon Partners by deed from Dorothy Kurzrock and Bob Heriges, IV and Sandy Miller and Betty Warfield of record in Instrument No. 20020502-0054078 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **119 Clydelan Court, Nashville, TN 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 23rd day of May, 2003.

Clydelan Partners

By:_____ By:_____

By:_____

Jim Newson : James Rack Newson
By _____ his Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, ADAM EPSTEIN and FRANK BRYANT with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be duly authorized Partners in CLYDELON PARTNERS, the within named Bargainor, a partnership, and that facts contained in the foregoing WARRANTY DEED are true and correct to the best knowledge, information and belief of ADAM EPSTEIN and FRANK BRYANT.

Witness my hand and seal, at office in Brentwood, Tennessee, this 23rd day of May, 2002.

NOTARY PUBLIC

My Commission Expires:

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

My Commission Expires
April 6, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ADAM EPSTEIN, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact for JAMES BRACK NEWSOM, the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of JAMES BRACK NEWSOM, the within named bargainor(s) by the said ADAM EPSTEIN, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 23rd day of May, 2003.

Notary Public

My Commission Expires:

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

My Commission Expires
April 6, 2004