Register return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067
(615) 778-9828 Fax (615) 778-3134

23-1-508

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,400.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of May, 2003.

Davidson County DEEDWARR
Recvd: 05/29/03 14:30 2pgs
Fees:13.00 Taxes:412.18
20030529-0072632

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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:
Tracy L. Abney
5260 Village Way
Nashville, Tennessee 37211

SEND TAX BILLS TO:
GMFS, LLC
7389 Florida Blvd, Ste 200-A
Baton Rouge, LA 30806

MAP-PARCEL NUMBERS:
161-11-O-E-1

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, **Edith I. Sullivan, an unmarried person** hereinafter referred to as Grantors, hereby transfers and conveys to **Tracy L. Abney** 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:

Land in Davidson County, Tennessee, being Unit No. 114 on the Plan of Villages of Brentwood Townhomes, Phase VIII, Section II, of record in Book 7900, page 57, amending Book 6200, page 769, said Register's Office.

Being the same property conveyed to Edith I. Sullivan by deed from Justin Southwick as Trustee for Nashville Preservation Trust, 52600701 of record as instrument No. 20011016-0112503 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the Year(s) 2003 and thereafter, a lien not yet due and payable.

Plan of Record in Book 7900, page 57 and amended in Book 6200, page 769 Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7231, page 789 as amended in Book 7582, page 816 Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7231, page 809, Register's Office for Davidson County, Tennessee.

Charter of record in Book 6158, page 352, as amended in Book 7599, page 914, page 7925, page 41, Book 7936, page 332, Book 8152, page 927, and Book 8163, page 594, Register's Office for Davidson County, Tennessee.

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 5260 Village Way, Nashville, Tennessee 37211.

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 16th day of May, 2003.

Edith I Sullivan by Deirdre N Russell her atty in fact

Edith I. Sullivan

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 Dee Russell, with whom I am personally acquainted and who proved herself to be the attorney in fact of Edith I. Sullivan and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2003.

Notary Public

My Commission Expires: 11/2/05

