Davidson County DEEDWARR
Recvd: 05/30/03 15:07 3pgs
Fees:18.00 Taxes:587.93

20030530-0073294

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $158,900.00. Susanna C Trabue Affiant Subscribed and sworn to before me, this 29th day of May, 2003. Notary Public My Commission Expires: 12-5-03

Address New Owner As Follows: Susanna C. Trabue 2054 Graybar Lane Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 117-11-0-D 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY JOHN EDWARDS AND WIFE, LISA MARIE GARFIELD EDWARDS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SUSANNA C. TRABUE**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2054 as shown on Exhibit "D" of the Master Deed of Turnberry Square Condominiums, of record in Book 6686, page 186, Register's Office for said County, and to which Master Deed and record thereof is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Timothy John Edwards and Lisa Marie Garfield by deed from Diane Durham and Timothy E. Durham of record as Instrument No. 20001204-0119023, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed for Turnberry Square Condominiums, of record in Book 6686, page 166, as amended in Book 6814, page 165, Book 8747, page 521 and Book 9315, page 795, and Instrument No. 200008010075604, Register's Office for said County.

3. Storm Water Detention Agreement of record in Book 6634, page 506, Register's Office for said County.

4. Charter of record in Book 6849, page 237, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the plan of record as Exhibit "D" of the Master Deed of Turnberry Square Condominiums of record in Book 6686, page 186, Register's Office for Davidson County, Tennessee.

This is improved property known as 2054 Graybar Lane, 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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of May, 2003.

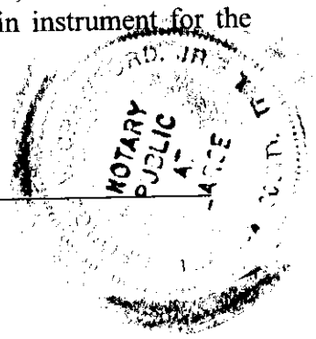
Timothy John Edwards

Lisa Marie Garfield Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY JOHN EDWARDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2003.



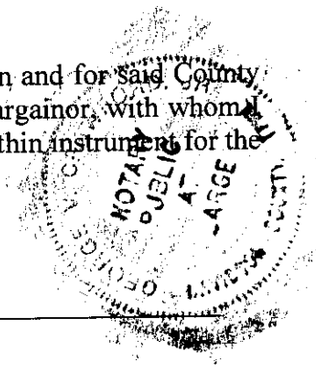
Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA MARIE GARFIELD EDWARDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2003.



Notary Public

My Commission Expires: 10/25/03