Davidson County DEEDWARR
Recvd: 06/02/03 15:59 3pgs
Fees:18.00 Taxes:436.60

20030602-0074905

WARRANTY DEED

B-FWM-03-4487

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-10-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Freeman	Freeman Webb Mortgage	
4487 Post Place #48	(NAME) 545 Mainstream Drive	103-15-B-48 CO
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Nashville, TN 37228	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANN TIPTON GREEN AND EUGENE TIPTON AND MINALYN TIPTON GOLDSBOROUGH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM H. FREEMAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 48 on the Plan of Lion's Head Condominiums, of record in Plat Book 5200, Page 82, Register's Office for said County and further described in the Master Deed and By Laws of record in Book 5340, Page 70, corrected in Book 5342, Page 683, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ann Tipton Green, Eugene Tipton and Minalyn Tipton Goldsborough, Heirs of Dorothy W. Tipton by Affidavit of Inheritance dated November 19, 2002 and filed for record on November 21, 2002 in Instrument Number 20021121-0144829, Register's Office for Davidson County, Tennessee and being the same property conveyed to Dorothy W. Tipton, unmarried, by Deed dated November 30, 1984 and filed for record on December 4, 1984 in Book 6439, Page 163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 5342, Page 2, Register's Office for said County.

This conveyance is subject to Sanitary Sewer/Storm Drainage Easement of record in Book 6909, Page 212 and Book 7196, Page 827, Register's Office for said County.

This conveyance is subject to Master Deed/By-Laws of record in Book 5340, Page 70 and Book 5342, Page 683, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Spouses do not join in this conveyance due to property not being the primary residence of any of the above mentioned GRANTORS.

unimproved ( )
This is improved (X) property, known as 4487 Post Place #48, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 21st day of May, 2003.

Ann Tipton Green

Eugene Tipton

Minalyn Tipton Goldsborough by Ann Tipton Green, Atty-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Ann Tipton Green and Eugene Tipton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of May, 2003.

Notary Public

My Commission Expires: 5-29-06

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 21ST day of May, 2003, before me personally appeared Ann Tipton Green to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Minalyn Tipton Goldsb[illegible] and who acknowledged that he/she executed the same as the free act and deed of the said Minalyn Tipton Goldsborough by virtue of that Power of Attorney, duly executed by the said Minalyn Tipton Goldsb[illegible] on 5-21, 2003 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 21ST day of May, 2003.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.