Davidson County DEEDWARR
Recvd: 06/03/03 13:00 3pgs
Fees:18.00 Taxes:447.70

20030603-0075349

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 $121,000.00 Elizabeth Sage Mundy Affiant Subscribed and sworn to before me this 2nd day of June, 2003. Notary Public My Commission Expires

Address New Owner As Follows: Elizabeth Sage Mundy 123 Harpeth Trace Dr Nashville, TN 37221	Send Tax Bills To: Same	Map-Parcel Number: 143-03-0-D 123.00

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, **JUDITH A. PAXMAN CURP AND SPOUSE, GENE CURP**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ELIZABETH SAGE MUNDY**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 123 on the Plan of Harpeth Trace Highrise Condominium Apartments, according to the Master Deed of record in Book 5116, page 751, Register's Office for Davidson County, Tennessee, and in Plan Book 5050, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judith A. Paxman by deed from Susan A. Halter and husband, Henry Savage, of record in Book 7905, page 220, 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 Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees 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 Establishing A Horizontal Property Regime for Harpeth Trace Condominiums, of record in Book 5116, page 751, Register's Office for said County.

3. Declaration of Covenants and Restrictions of record in Book 5120, page 208, and as amended in Book 5120, page 918, Book 5182, page 767, and Book 5182, page 769, said Register's Office.

4. All matters as shown on the Plan of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4889, page 192, said Register's Office.

6. Agreements for Dedication of Easement for Water Mains and Appurtenances of record in Book 5142, page 690 and Book 5142, page 694, said Register's Office.

7. Easement of record in Book 4734, page 901, said Register's Office.

8. Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station Site and Water Mains and Appurtenances of record in Book 5099, page 783, said Register's Office.

9. Easements reserved in deed of record in Book 3930, page 192, said Register's Office.

This is improved property known as 123 Harpeth Trace Drive, Nashville, TN 37221.

Gene Curp joins in this instrument to convey, and does hereby convey, any interest which he may have in the subject property.

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 our hands this 2nd day of June, 2003.

Judith A. Paxman Curp
Judith A. Paxman Curp

Gene Curp
Gene Curp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDITH A. PAXMAN CURP**, 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 2nd day of June, 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, **GENE CURP**, 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 2nd day of June, 2003.

Notary Public

My Commission Expires: 10/25/03