19490

Box 36
(1)

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 14:53 2pgs
Fees:13.00 Taxes:677.10

20030604-0076643

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 2003.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19490SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer B. Kirkpatrick 131 Jefferson Square Nashville, TN 37215	Wells Fargo Home Mortgage, Inc 100 South Fifth Street Minneapolis, MN 55402-1275	131-5-1-131-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary C. Goeden and husband, Gerald E. Goeden, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jennifer B. Kirkpatrick, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit G-131, on the plan of Section One, Jefferson Square Townhouses, of record in Plat Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant in the common elements of Jefferson Square (Section One), a horizontal property regime, established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693 and in Book 8550, page 3, said Register's Office.

Being the same property conveyed to Mary C. Goeden and husband, Gerald E. Goeden, by deed from Genevieve Sanford, unmarried, of record in Book 9609, page 418, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee.
4. By-Laws of Jefferson Square, Section One, of record in Book 4731, page 341, amended in Book 5676 page 31, Book 5700, page 719, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 973, Book 9276, page 249 and Book 10355, page 306, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Jefferson Square (Section One), of record in Book 8485, page 642, and in Book 8556, page 701, and amended by Instrument No. 200002090013274 and Instrument No. 200002090013275, Register's Office for Davidson County, Tennessee.

6. Master Deed for Jefferson Square (Section One) of record in Book 4731, page 332, as amended in Book 5826, page 693 and in Book 8550, page 3, Register's Office for Davidson County, Tennessee.
7. Overhead Line Easement of record as Instrument No. 20020122-0008268, said Register's Office.

This property is also known as improved property located at 131 Jefferson Square, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 2nd day of June, 2003.

Mary C. Goeden

Gerald E. Goeden

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 2, 2003, 2003, before me personally appeared Mary C. Goeden and husband, Gerald E. Goeden to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 2nd day of June, 2003.

NOTARY PUBLIC

My Commission Expires: AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE