27A
1 of 1

WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires 10/25/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Bennie T. Starks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: ~~March 27, 2004~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennie T. Starks (NAME)	New Owner (NAME)	116-3-A/39
4505 Harding Road, Unit 34-E (ADDRESS)	(ADDRESS)	
Nashville, Tn 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frances D. Murphree, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bennie T. Starks, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973 and recorded in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, and said premises being more particularly described as follows:

Units labeled 33E and 34E of said Royal Oaks Tower as shown on the plan recorded in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee, expecting and reserving any portion of the common elements lying within said Units appurtenant to the common elements and other units all as set forth in the Declaration, and undivided 1.46384% and 1.44394% interests respectively appurtenant to the units in all common elements of said project as described in said Declaration

Being the same property conveyed to Frances D. Murphree of record in Book 10818, page 861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, Unit 34-E, Nashville, Tn 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 29th day of May, 2003

Frances D. Murphree

Frances D. Murphree

Davidson County DEEDWARR
Recvd: 06/05/03 08:06 2pgs
Fees:13.00 Taxes:577.20

20030605-0077273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances D. Murphree, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of May, 2003.

Commission expires ~~March 27, 2004~~ 10/25/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

CHARLES A. SULLIVAN, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public