Davidson County DEEDWARR
Recvd: 06/10/03 16:17 2pgs
Fees:13.00 Taxes:1476.30

20030610-0080298

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42007

WARRANTY DEED

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2003

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather M. Rietz	SUNTRUST MORTGAGE	131-4A-1
1140 Duncanwood Drive	201 FOURTH AVE. N./7TH FLOOR	
Nashville, TN, 37204	NASHVILLE, TN 37219	

FOR AND IN 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, I/WE,

Duncanwood Partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather M. Rietz, 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:

Land in Davidson County, Tennessee being Unit No. 1140 as shown on Exhibit A to the Master Deed establishing a horizontal property regime for Duncanwood Condominium as of record in Instrument No. 20030522-0070145, Register's Office for Davidson County, Tennessee and subject to all terms and conditions of said Master Deed and ByLaws.

Being part of the same property conveyed to Duncanwood Partners by Warranty Deed from Davids S. Newman of record in Instrument No. 20020806-0094667, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1140 Duncanwood Drive, Nashville, TN 37204

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/our hand(s) this 9th day of June, 2003

Duncanwood Partners

BY:_____
Chris Woodlee, Partner

BY:_____
Ed Gaw, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Partner of the Duncanwood Partners the within named bargainor, and corporation, and that as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said as such Partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of June, 2003.

Notary Public

My commission expires:_____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006