PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SK) Title No: 44564
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/19/03 12:20 2pgs
Fees:13.00 Taxes:513.93

20030619-0084832

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret S. Villers 2709 Linmar Avenue #7 Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 104-14-C-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$138,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Selina Shah , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret S. Villers** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.7 of Linmar Place Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit C to the Master Deed of record in Book 6892 page 724 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Selina Shah by deed from Eloise N. Key (formerly known as Eloise K. Patterson), unmarried by deed of record in instrument no 200006200061353, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, the Exhibit C to the Master Deed of record in Book 6892 page 724 Register's Office for said County which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6892, page 724, Book 7213, page 129, Book 7374 page 800, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of Record in Book 7597, page 703, said Register's Office.

This is improved property, known as: 2709 Linmar Avenue #7, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2003.

Selina Shah

State of TENNESSEE
County of DAVIDSON

On this 18th day of June, 2003 , before me the undersigned authority, personally appeared Selina Shah , 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 the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $138,900.00

Affiant

Sworn and subscribed before me this the 18th day of June, 2003

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public