Davidson County DEEDWARR
Recvd: 06/19/03 16:18 3pgs
Fees:18.00 Taxes:152.55
20030619-0085285

NEW PROPERTY OWNER IS
AND SEND TAX BILLS TO:
JOHN J. KOVAL
323 Forest Park Rd. Unit 6-7
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 43-13-A-17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FORTY-ONE THOUSAND TWO HUNDRED THIRTY AND NO/100 ($41,230.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **GARY R. FLEEMAN AND WIFE, JUDI K. FLEEMAN,** have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN J. KOVAL**, his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

Apartment Unit Number 6-7 of Robin Hood Condominium created under Title 64, Section 2701, et seq. as amended, Tennessee Codes Annotated and as established by a Master Deed of record in Book 5388, page 534, Register's Office of Davidson County, Tennessee, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, to which reference is hereby made.

This is improved property known as Apartment No. 6-7, Robin Hood Condominiums, 323 Forrest Park Road, Madison, Tennessee 37115.

BEING the same property conveyed to Gary R. Fleeman and Judi K. Fleeman by deed from Little John Properties, dated April 3, 2001, as Instrument #20010405-0033526, Register's Davidson County, Tennessee.

THIS CONVEYANCE is made subject to Restrictions and Master Deed of record in Book 5388, page 534, and Plat of record in Plat Book 5200, page 124, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said, **JOHN J. KOVAL,** his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2003 real estate taxes which are to be pro-rated, applicable zoning and building regulations and all visible easements and Restrictions set forth herein.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **JOHN J. KOVAL,** his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 10 day of June, 2003.

GARY R. FLEEMAN

JUDI K. FLEEMAN

STATE OF TENNESSEE

COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GARY R. FLEEMAN AND WIFE, JUDI K. FLEEMAN**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 10th day of June, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 23, 2004

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$41,230.00** which amount is equal to or

greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 10th day of June, 2003.

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

MY COMMISSION EXPIRES: _____