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Realty 02
48A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James Scott Bridges
131 West End Place, Unit 34
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Suntrust Mortgage Inc.
901 Semmes Avenue
Richmond, VA 23224

MAP **104-9**
GROUP **G**
PARCEL **34.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lauren Peters Fulkerson, married, (f/k/a Lauren Peters, unmarried)** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **James Scott Bridges, unmarried**, hereinafter called the "GRANTEE", his 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. 34 as Park Circle Condominums, as of record in Master Deed Establishing Horizontal Property Regime of Park Circle Condominiums, of record in Book 6809, page 569, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Lauren Peters, unmarried by deed from M. Gareth Eck and wife, Cheryl E. Eck of record in Book 11729, page 208, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 131 West End Place, Nashville, Tennessee 37205.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is 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, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Michael Fulkerson, spouse of Lauren Peters Fulkerson, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

Davidson County DEEDWARR
Recvd: 06/23/03 15:38 2pgs
Fees:13.00 Taxes:529.35
20030623-0086407

WITNESS our hands this the 29th day of May, 2003.

Lauren Peters Fulkerson

Lauren Peters Fulkerson

Michael Fulkerson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lauren Peters Fulkerson and husband, Michael Fulkerson**, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of May, 2003.

M. L. Hickernell
NOTARY PUBLIC

M. L. HICKERNELL * NOTARY PUBLIC AT LARGE * TENN.

My Commission Expires: 8/14/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $143,067.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of May, 2003.

NOTARY PUBLIC

EMBER S. FREET NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 12/7/05