Davidson County DEEDWARR
Recvd: 06/26/03 15:38 2pgs
Fees:13.00 Taxes:277.50
20030626-0088903

PICK-UP

Address New Owner:	Map-Parcel Numbers:
David Blumen 3901 Whitland Avenue Unit 9 Nashville, TN 37205	103-16-0-E 009.00
Send Tax Bills To:	Address of Mortgagee:
Same	
This instrument prepared by: BLACKBURN & McCUNE, P.C., 201 4th Avenue North, Suite 1700, Nashville, Tennessee 37219.	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, Shari Orlando and Patrick Mullen, hereinafter called the "Grantors," have this day bargained and sold, and by these presents do transfer and convey unto David M. Blumen, unmarried, hereinafter called the "Grantee," his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 9 as shown on the Plat of Whitland Place of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Whitland Place Homeowners' Association, all as described in Book 6131, Page 722, et seq., said Register's Office.

Being part of the same property conveyed to grantor of record in Book 6174, Page 222, said Register's Office.

The representations in this deed are based upon information provided by the grantor and no independent title search or examination of the records has been conducted and no search of the records has been done by the preparer of the instrument. Said preparer assumes no liability as to accuracy thereof.

Being the same property conveyed to Lewis D. Nichols, Jr. and wife, Catherine M. Nichols their heirs and assigns by Deed dated September 2, 1987 from A. Harrison Johnson, Jr., Trustee, as recorded in Deed Book 7345, page 878 in the Register of Deeds Office for Davidson County, Tennessee. Said Lewis D. Nichols, Jr. died on October 18, 1997. His wife, Catherine M. Nichols, died November 23, 2002 leaving said property by Will to the Grantors herein, Shari Orlando and Patrick Mullen who were also her only heirs at law. Said Will was admitted to probate to establish muniment of title to the within described property pursuant to the Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division In Re Estate of Catherine Mullen Nichols dated March 15, 2003.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, convenants, and restrictions set forth in Master Deed for the Whitland Place Homeowners' Association, of record in Book 6131, Page 722, and its attendant By-Laws, in said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 30th day of MAY, 2003.

GRANTORS:

Shari Orlando

William P. Mullen

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

Personally appeared before me, Roxanne B Edwards, a Notary Public in and for the aforesaid county, SHARI ORLANDO and WILLIAM P. MULLEN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee this 30th day of MAY, 2003.

Roxanne B Edwards
Notary Public

ROXANNE B. EDWARDS
Notary Public, DeKalb County, Georgia
My Commission Expires April 11, 2005

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000 -

David M Bumen
Affiant

Subscribed and sworn to before me, this the 26 day of June, 2003.

Curtis R. Hopper
Notary Public

My Commission Expires: My Commission Expires MAY 30, 2004

CURTIS R. HOPPER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.