40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/01/03 15:41 2pgs
Fees:13.00 Taxes:236.80
20030701-0091016

ADDRESS NEW OWNER:

Christie Jean-Baptiste
2020 Beech Ave. Unit A-15
Nashville, TN 37204

SEND TAX BILL:

Southern States Mortgage Co.
5741 Nanjack Circle
Memphis, TN 38115

MORTGAGEE:
Southern States Mortgage Co.
5741 Nanjack Circle,
Memphis, TN 38115

MAP AND PARCEL:
Map 105-10-A
Parcel 115CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Theresa L. Montgomery, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Christie Jean-Baptiste, unmarried, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-15 of the Beechtree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Beechtree Condominiums, of record in Book 11174, page 284, and corrected in Book 11680, page 193, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Beechtree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, page 284, and corrected in Book 11680, page 193, said Register's Office, for a more complete identification and description of such unit.
>
> Being the same property conveyed to Theresa L. Montgomery, an unmarried person, by deed of record in Book 11682, page 333, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2020 Beech Ave. Unit A-15, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate,

title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property 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, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30 day of June, 2003.

Theresa L. Montgomery

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Theresa L. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of June, 2003.

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $64,000.00.

Christee Jean-Baptiste
AFFIANT

Subscribed and sworn to before me
this 30th day of ~~June~~, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN

My Commission Expires September 30, 2006