RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
500 WEST 7th STREET
COLUMBIA, TN 38401

(2)

Prepared by T. Jake Wolaver, Attorney at Law
Richardson & Golden, PLLC, P.O. Box 1431
Columbia, Tennessee 38402-1431

Davidson County DEEDWARR
Recvd: 07/02/03 12:45 2pgs
Fees:13.00 Taxes:488.03
20030702-0091544

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Chris C. Ratcliffe, a single person, by and through Cleland Ratcliffe, his Attorney in Fact, whose Power of Attorney is of record in Book __*__, Page _____, Register's Office of Davidson County, Tennessee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and William R. Witherow, Jr., SECOND PARTY, which expression shall include heirs, assigns and personal representatives. *20030702-0091543

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 7 on the plan of Georgetown Condominium Apartments of record in Book 5200, Page 4, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5211, Page 325, and amended in Book 5616, Page 133, and Book 6079, Page 516, all of record in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 20020509, Page 0057263, Register's Office of Davidson County, Tennessee.
>
> Map & Parcel #131-01-D-7.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 5211, Page 325, as amended in Book 5616, Page 133, and Book 6079, Page 516, Register's Office of

Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on plan of record in Book 5200, Page 4, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 17 day of June, 2003.

Chris C. Ratcliffe, by and through
Cleland Ratcliffe, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Cleland Ratcliffe, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of Chris C. Ratcliffe, a single person, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17 day of June, 2003.

NOTARY PUBLIC
MARSHALL
Kim Swanner
My Commission Expires
[illegible]

My commission expires: _____

Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 131,900.00.

Affiant

Subscribed and sworn to before me, this 17 day of June, 2003.

NOTARY PUBLIC
MARSHALL
Kim Swanner
My Commission Expires
May 23, 2006
STATE OF TENNESSEE

My commission expires: _____

Notary Public

NEW PROPERTY OWNERS:

William R. Witherow, Jr.
5025 Hillsboro Pike Unit 2-K
Nashville, TN 37215

PERSON(S) RESPONSIBLE FOR TAXES:

Community 1st Bank & Trust
501 South James Campbell Blvd.
Columbia, TN 38401

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