Davidson County DEEDWARR
Recvd: 07/02/03 15:50 2pgs
Fees:13.00 Taxes:358.90

20030702-0091844



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2003.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Opal Inez Calahan 3020 Penn Meade Way Nashville, TN 37214	New Owner	Map 52.13, Group B Parcel 136.00-CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Brian P. Ewing and wife, Michelle S. Ewing f/k/a Michelle L. Spivey

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Opal Inez Calahan, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING UNIT NO. 174 ON THE CONDOMINIUM SITE PLAN OF RIVER GLEN, A PLANNED UNIT DEVELOPMENT, PHASE IV, SECTION 2, OF RECORD IN BOOK 9700, PAGE 858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN P. EWING, AN UNMARRIED MAN AND MICHELLE L. SPIVEY, AN UNMARRIED WOMAN, BY DEED FROM FOX RIDGE HOMES, INC., DATED NOVEMBER 18, 1999, AND OF RECORD IN BOOK 11751, PAGE 994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MICHELLE L. SPIVEY HAS SINCE MARRIED AND IS NOW KNOWN AS MICHELLE S. EWING.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years. Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 858, Register's Office for Davidson County, Tennessee.
2) Property is subject to Condominium Site Plan of River Glenn, Phase IV, Section 2, a Planned Unit Development, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
3) Property is subject to Restrictive Covenants contained in Book 6762, Page 208, and in Book 7566, Page 571, and in Book 10630, Page 501, and in Book 11532, Page 610, Register's Office for Davidson County, Tennessee.
4) Property is subject to Plan of record in Book 6900, Pages 650 and 651, and in Book 6900, Page 671, Register's Office for Davidson County, Tennessee.
5) Property is subject to Homeowners Association Charter of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee.
6) Property is subject to Water and Sewer Easements of record in Book 7061, Page 172, and in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3020 Penn Meade Way, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~our~~ hand(s) this 26th day of June, 2003.

Brian P. Ewing

Michelle S. Ewing

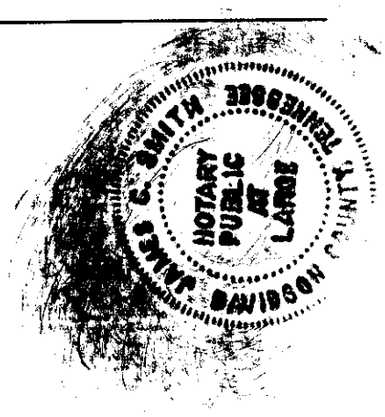
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brian P. Ewing and wife, Michelle S. Ewing f/k/a Michelle L. Spivey, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 3-31-07



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076