Box44

Davidson County DEEDWARR
Recvd: 07/17/03 15:20 2pgs
Fees:13.00 Taxes:740.00
20030717-0100690

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Marie H. Dohrmann Affiant Subscribed and sworn to before me, this 16th day of July, 2003. Wesley D. Turner Notary Public My Commission Expires: 12-3-2006

Address New Owner As Follows: Marie H. Dohrmann 104 Colony Court Nashville, TN 37204	Send Tax Bills To: Same	Map-Parcel Number 131-08-C 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY K. GILLIAM,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARIE H. DOHRMANN**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. H, together with the appurtenant interest in the common elements of Colony Court Condominium, a horizontal property regime, established by Master Deed of record in Book 6379, page 242, Register's Office for said county, said Unit being depicted on the Condominium Side Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of Colony Court, of record in Book 6250, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy K. Gilliam, unmarried by deed from A. J. Kazimi and wife, Kathleen Kazimi of record in Book 8459, page 778, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Colony Court Condominium Condominiums, of record in Book 6379, page 242, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6250, page 116, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 Colony Court, Nashville, TN 37204.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of July, 2003.

Nancy K. Gilliam

Nancy K. Gilliam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY K. GILLIAM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of July, 2003.

Notary Public

My Commission Expires: 1/22/07

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE