Davidson County DEEDWARR
Recvd: 07/31/03 15:55 2pgs
Fees:13.00 Taxes:425.50

20030731-0108947

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
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 $115,000.00.

Jeanne M. Suffridge
Affiant

Subscribed and sworn to before me, this 31 day of July, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Jeanne M. Suffridge
102 Westerly Drive
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
143-07-0A 102.00CO
9D 79739

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, **LISA E. CAVITT**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JEANNE M. SUFFRIDGE,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 102 of Willow Pointe Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" of record in Book 6772, page 257, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominiums.

Being the same property conveyed to Lisa E. Cavitt by deed from Alice M. Dillard Tessman and husband, Paul J. Tessman, of record as Instrument No. 20030226-0025828, 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 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. Master Deed creating a Horizontal Property Regime of record in Book 6772, page 257, Register's Office for said County, as amended at Book 8867, page 283, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record attached as Exhibit "A" in the Master Deed of record in Book 6772, page 257, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as 102 Westerly Drive, Nashville, TN 37221.

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 31st day of July, 2003.

Lisa E. Cavitt

Lisa E. Cavitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA E. CAVITT**, unmarried, 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 31st day of July, 2003.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007