PREPARED BY (AND RETURN TO):

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W & I Ref:(SK) Title No: 44879
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/01/03 11:53 2pgs
Fees:13.00 Taxes:869.50
20030801-0109320

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ella S. Benz 103 Park Glen Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 131-08-D-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary D. Shahan**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ella S. Benz** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.103 of Lot No. 2 of Park Glen Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250 page 188 and as further set forth in Exhibit "C" and "D" to the Master Deed in Book 6578, page 379 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Mary D. Shahan, a single person by deed from Joanne Timmons and husband, Walter L. Timmons, Jr. of record in Book 10471, page 788, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250 page 188 and as further set forth in Exhibit "C" and "D" to the Master Deed in Book 6578, page 379 Register's Office for said County, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6578, page 379, Book 9473, page 900, Document No. 20020314-0032069 and Book 6413, page 475, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 103 Park Glen, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2003.

Mary D. Shahan

Mary D. Shahan

State of TENNESSEE

County of DAVIDSON

On this 31st day of July, 2003 , before me the undersigned authority, personally appeared Mary D. Shahan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $235,000.00

Ella S. Barry

Affiant

Sworn and subscribed before me this the 31st day of July, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public