WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-25-04

(AFFIX SEAL)

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/04/03 08:18 2pgs
Fees:13.00 Taxes:247.90
20030804-0109747

B-3548

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saundra C. Fralix	Saundra C. Fralix	129-15-0-A-125.00 CO
(NAME)	(NAME)	
21 Vaughn's Gap Road Unit H-125	21 Vaughn's Gap Road Unit H-125	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James D. Pearson, unmarried Donald W. Pearson, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Saundra C. Fralix, 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:

Unit No. 125, of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification of such Unit.

Being all of the same property conveyed to James D. Pearson and Donald W. Pearson by Warranty Deed from Holly L. Moles and Jack M. Moles and wife, Jerrilyn W. Moles, dated July 26, 2000, of record in Instrument Number 20000809-0078965, Register's Office Davidson County, Tennessee.

Linda Pearson joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Donald W. Pearson.

James D. Pearson executes this Warranty Deed for and on behalf of himself and Linda Pearson and Donald W. Pearson pursuant to a Power of Attorney recorded simultaneously herewith in Instrument Number 20030804-0109746, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 21 Vaughn's Gap Road Unit H-125, Nashville, TN 37205

(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 hands this 12th day of June, 2003.

Linda Pearson By James D. Pearson Atty in Fact
Linda Pearson
By: James D. Pearson, Attorney in Fact

James D. Pearson

Donald W. Pearson By James D. Pearson Atty in Fact
Donald W. Pearson
By: James D. Pearson, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Pearson the bargainor (s), with whom I am personally acquainted or 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 and official seal at Brentwood, Tennessee this 12th day of June, 2003.

Commission expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared James D. Pearson, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Donald W. Pearson and Linda Pearson, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Donald W. Pearson and Linda Pearson. Witness my hand and Notarial Seal this 12th day of June, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027