10

Wealthy 48A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Kristie J. Martin
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 25th day of July, 2003.

Notary Public

MARY JANE HARDEN NOTARY PUBLIC AT LARGE GILES COUNTY, TENN. My Commission Expires October 19, 2004

My Commission Expires: 10-19-04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/04/03 09:06 2pgs
Fees:13.00 Taxes:212.75
20030804-0109828

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kristy J. Martin
3880 Priest Lake Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
~~NEW OWNER~~
Countrywide Hom Loans
2021 N. Gallatin Rd #293
Madison TN 37115

MAP-PARCEL NUMBERS:
Map\Parcel: 136-030-A-089.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert F. Forster, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Kristie J. Martin, a single woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Townhouse Unit No. 5, Building 18, on the Plan of PRIEST LAKE PARK CONDOMINIUMS, PHASE 1, of record in Book 4460, page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert F. Forster, a single person, by Warranty Deed from Lois G. Rountree, of record in Book 6138, Page 756, Register's Office for Davidson County, Tennessee, dated September 14, 1983.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9089, Page 757, Book 9507, Page 606, and instrument 2001 102501 16633, Register's Office for Davidson County, Tennessee.

Master Deed of record contained in an instrument of record in Book 4651, Page 412, Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417, and Book 5189, Page 671, Register's Office for Davidson County, Tennessee.

By-Laws of record contained in an instrument of record in Book 8115, Page 838, and Book 9089, Page 765, Register's Office for Davidson County, Tennessee.

Rules & Regulations contained in an instrument of record in Book 7679, Page 173, Book 8115, Page 849, and Book 9927, Page 75, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3880 Priest Lake Drive, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my 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 my hand this 25th day of July, 2003.

Robert F Forster By Helen Forster attly in fact

Robert F. Forster

Helen S Forster

Helen S. Forster *

* Helen Forester conveys any and all of her martial interest in the subject property.

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 Helen S. Forster, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen S. Forster with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Robert F. Forster and who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Robert F. Forster

Witness my hand and official seal this 29th day of July, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

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