Davidson County DEEDWARR
Recvd: 08/04/03 11:19 2pgs
Fees:13.00 Taxes:506.31

20030804-0110023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,841.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2003.

Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Julia Wood
3000 Hillsboro Road, Unit #113
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
117-3-A-113.00

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, **Robyn L. Caldwell, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Julia Wood** 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:

Land in Davidson County, Tennessee, being Unit No. 113 as shown on the Plat of Versailles Apartments, of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robyn L. Caldwell by deed from Robert A. Stowe, unmarried, of record at Instrument #2001 043000 43470, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee.

Terms, conditions, easements, rights and liens as set forth in the Master Deed of The Versailles Condominium and the By-Laws appended thereto, of record in Book 5163, page 944, said Register's Office.

The By-Laws were amended in Book 5583, page 367; Book 5659, page 641, as re-recorded in Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.

Easement for access roads or driveways and parking of record in Book 4240, page 209, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common elements.

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 3000 Hillsboro Road, Unit #113, Nashville, Tennessee 37215.

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 31st day of July, 2003.

Robyn L. Caldwell

Robyn L. Caldwell

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 Robyn L. Caldwell, unmarried, 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 31st day of July, 2003.

Notary Public

My Commission Expires: _____

SELL JOHN MCCAA NOTARY PUBLIC AT LARGE COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

08566-BP