BOX #14A
G#16418-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/03 08:30 2pgs
Fees:13.00 Taxes:2001.70
20030805-0110578

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
Comm. Expires 5/30/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 541,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Oliphant	"New Owners"	MAP 103-16-0-B
(NAME)	(NAME)	
4215 Harding Rd, Units 909 & 910		PARCELS 104.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		& 105.00co
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	respectively

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, Henry S. Forte and wife, Imogene C. Forte

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Oliphant and wife, Cynthia W. Oliphant

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:

Condominium Apartments in Davidson County, Tennessee, being Unit Nos. 909 and 910 of the Windsor Tower Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 4215 Harding Road Homeowners' Association, of record in Book 5313, Page 338, and as amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5313, Page 358, said Register's Office, together with an undivided .925% interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the plan of Windsor Tower Condominiums, of record in Book 5200, Page 71, said Register's Office, for a more complete identification and description of such Units.

BEING the same property conveyed to Henry S. Forte and wife, Imogene C. Forte, by Warranty Deed dated November 21, 1978, from Windsor Tower, Inc., a Tennessee corporation, of record in Book 5367, Page 526, Register's Office for Davidson County, Tennessee, as pertains to Unit No. 909; and, being the same property conveyed to Henry S. Forte and wife, Imogene C. Forte, by Warranty Deed dated October 30, 1989, from W. A. Puryear and wife, Margaret McKeand Puryer, of record in Book 7971, Page 264, Register's Office for Davidson County, Tennessee, as pertains to Unit No. 910.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4215 Harding Rd, Units 909 & 910, 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 hand s this 1st day of August, 2003

Henry S. Forte

Imogene C. Forte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry S. Forte and wife, Imogene C. Forte

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 1st day of August, 2003.

Commission expires 5/30/07

Notary Public

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Comm. Expires 5/30/07

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

The premises herein conveyed are condominium apartments established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Windsor Tower Condominiums, of record aforementioned; easements and setback lines, if any, as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.