27A
142

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21375-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $169,000.00. Julia D. Keene Affiant Subscribed and sworn to before me, this 28th day of July, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Kathryn N. Manier 4505 Harding Road #152 Nashville, TN 37205	**Send Tax Bills To:** Union Planters Bank NA P.O. Box 2282 Memphis, TN 38101-2282	**Tax Information:** Map No.116.03 Parcel No. 152.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia D. Keene, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn N. Manier, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4505 Harding Road #152, Nashville, Tennessee, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 28, 2003.

Julia D. Keene

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julia D. Keene** , 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, at office, this 28th day of July, 2003.

Notary Public

My Commission Expires:

OR

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 08/07/03 08:33 2pgs
Fees:13.00 Taxes:625.30
20030807-0112414

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 152 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Julia D. Keene, unmarried by deed dated June 17, 2002 from Tonie I. Lamar Osborne, married of record in Instrument No. 20020619-0074174, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Book 5282, page 972;
3) Charter of record in Book 5282, page 501;
4) Easements of record in Book 4835, page 964, Book 3347, page 188, Book 5144, page 244, Book 4744, page 370, Book 4978, page 524, Book 3165, page 607, Book 4668, page 986; and
5) All matters appearing on the Plan of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee.