WARRANTY DEED

G-CHL-03-1900

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,600.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/3/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa A. Tanner	America's Wholesale Lender	
1900 Richard Jones Road C-107 (ADDRESS)	(NAME) 718 Thompson Lane, Ste. 104 (ADDRESS)	117-15-A-87CO
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE MARIE GADDY BEAZLEY TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERESA A. TANNER, hereinafter called the Grantee(s), their heirs and assigns, that 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. C-107 on the Plan of Green Hills Terrace Condominium Apartments, a Horizontal Property Regime of record in Plat Book 5200, Page 64, and futher described in Master Deed of record in Book 5302, Page 702, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to G.M. Gaddy, Jr., unmarried, by Deed dated November 11, 1992 filed for record on November 13, 1992 in Book 8785, Page 243, Register's Office for Davidson County, Tennessee. Said G.M. Gaddy, Jr. is now deceased. Said property having since been devised to the Marie Gaddy Beazley Trust, Lucien J. Swint, Trustee as set out in Last Will and Testament as shown of record in Docket #03P607, Probate Court, Davidson County, Tennessee. Said Lucien J. Swint having since declined to serve as Trustee and Katherine R. Brandon serving as Successor Trustee.

This conveyance is subject to Sanitary Sewer/Storm Drainage Easement of record in Book 3879, Page 569; Dedication of Easement of record in Book 4320, Page 896, all of record of the said Register's Office. Subject to Master Deed of record in Book 5302, Page 702 and Book 7841, Page 557, and to By-Laws of record in Book 9830, Page 181, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 08/08/03 15:55 2pgs
Fees:13.00 Taxes:198.32
20030808-0113640

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road C-107, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2003.

Lucien J. Swint, Executor

Katherine R. Brandon, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Shauna Daniels, a Notary Public within and for said County and State aforesaid, personally appeared Lucien J. Swint & Katherine R. Brandon, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Executor & successor trustee of the Marie Gaddy Beazley Trust the within named bargainor, and Trust, and that they as such Executor & Successor trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Lucien J. Swint & Katherine R. Brandon

Witness my hand and official seal at Nashville, TN on this the 30 day of June, 2003.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903