PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Davidson County DEEDWARR
Recvd: 08/18/03 10:27 2pgs
Fees:13.00 Taxes:303.40
20030816-0118841

W & I Ref( GJ ) Title No: 44650
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Ronald E. Kussrow<br>Amanda Kussrow<br>510 Basswood Ave #4<br>Nashville, Tennessee 37209 | SAME as new owner |

**TAX MAP-PARCEL NUMBERS:** 90-11-42

# *WARRANTY DEED*
***(Corporate)***

**FOR AND IN CONSIDERATION** of the sum of **$82,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **RBL Associates LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald E. Kussrow and spouse, Amanda Kussrow** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.4 of River Breeze Garden Townhomes a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "B" to the Master Deed of record in Instrument No. 20030207-0017550 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING a part of the same property conveyed to RBL Associates LLC by deed from Barbara L. Tompkins of record in Instrument No.200212060150617 Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; Plan, with Owner's Certificate as shown as Exhibit "B" to the Master Deed of record in Instrument No. 20030207-0017550 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Instrument No. 20030207-0017550 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 510 Basswood Ave., #4, Nashville, Tennessee 37209**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 13th day of June, 2003.

**RBL Associates LLC, a Tennessee limited liability company**

RBL Associates LLC

**By: Peggy J. Rouillier** 6/13/03

Title: Chief Member

**State of** TENNESSEE

**County of** WILLIAMSON

Before me, the undersigned, personally appeared **Peggy J. Rouillier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chief Member (or other officer authorized to execute this instrument) of **RBL Associates LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 13th day of June, 2003.

CHRISTY W... NOTARY PUBLIC AT LARGE DAVIDSON CO...

My Commission Expires: ... 26, 2007

Notary Public

**State of** TENNESSEE

**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $82,000.00

Heather D. Wells

Affiant

Sworn and subscribed before me this the 13th day of June, 2003.

My Commission Expires: 9/20/04

Judith C. Jacobs

Notary Public

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE