Davidson County DEEDWARR
Recvd: 08/19/03 13:47 2pgs
Fees:13.00 Taxes:325.60
20030819-0120135

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Barbara J Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES

BRIAN K. SMITH
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

File No. G3-8418D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Barbara Janette Palmer, a single woman
(NAME)

718 Kent Road
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37214
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
GMAC Mortgage Corporation
(NAME)

100 Witmer Road, P.O. Box 963
(STREET ADDRESS)

Horsham, PA 19044
(CITY)(STATE) (ZIP)

MAP, PARCEL NUMBER
096-9-A
718 CO

FOR AND IN 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, Carrie M. Osborne Patterson, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Barbara~~ Janette Palmer, a single woman, 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:

Being Unit No. B-718, Emery Place, as shown by plat of record in Plat Book 6250, page 719, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot;
The premises herein conveyed is a "condominium project" establishes pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof; to the easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter establishes, over, through or Continues on next page.
Being the same property conveyed to Holly W. Hill, a married person by deed from Deborah L. Collins of record in Deed Book 10000, page 466, Register's Office for said County.
Holly W. Hill is joined in the conveyance by her Husband Steven Hill.
This Conveyance is subject to any and all existing easements and restrictions of record.
Upon the land embracing the regime and buildings thereof; and also including without limitation all condition, covenants, restrictions, options, burdens, assessments and other undertaken contained in the Master Deed Establishing a Horizontal Property Regime of Emery Place, of record in Book 6715, page 130, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Carrie M. Osborne, by QuitClaim Deed of Record dated June 26, 2001 and as instrument No. 200108150087956, Register's Office for Davidson County, Tennessee.
Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
Carrie M. Osborne is now married and known as Carrie M. Osborne Patterson. _____ joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.
This is improved (XX) property, known as 718 Kent Road, Nashville, TN 37214.

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. Whenever 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 31st day of July, 2003.

Carrie M. Osborne Patterson

Patterson

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 Carrie M. Osborne Patterson and husband Matt Patterson, the bargainor(s), 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 and official seal, this 31st day of July, 2003.

Commission expires 10/26/04

Notary Public

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282