BOX #14A

G#16464-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Edward A. Wilkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF August, 2003

Notary Public

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

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

Davidson County DEEDWARR
Recvd: 08/20/03 09:56 2pgs
Fees:13.00 Taxes:251.60

20030820-0120532

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
Edward A. Wilkerson	"New Owner"	MAP 117-03-0-B
(NAME)	(NAME)	
2212 B Castleman Drive		PARCEL 003.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		[FB #07DA-80004]
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Roy L. Simpson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward A. Wilkerson

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-3 of Revised, The Villager, Condominium Apartments, 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 of Villager Condominiums, of record in Book 5434, Page 665, and as corrected in Book 5487, Page 967, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5434, Page 708, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Revised, The Villager, Condominium Apartments, of record in Book 5200, Page 201, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to John Hulsey and Roy L. Simpson, both unmarried, by Warranty Deed dated June 25, 1986, from Emma Ruth Fox, unmarried, of record in Book 6899, Page 979, Register's Office for Davidson County, Tennessee, and further conveyed to John Hulsey by Quitclaim Deed dated March 31, 1987, from Roy L. Simpson, of record in Book 7209, Page 669, said Register's Office. And further conveyed to Roy L. Simpson by Quitclaim Deed

CONTINUED

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Pike, #A-3, Nashville, TN 37212
(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 my hand this 19th day of August, 2003

Roy L. Simpson

By: Roy L. Simpson By: _____, Attorney in Fact

John T. Cook, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION

dated November 16, 1992, from John Hulsey, of record in Book 8797, Page 869, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject 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 Villager Condominium Apartments, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Roy L. Simpson pursuant to a Power of Attorney executed by same on the 15 TH day of August, 2003, of record in Book/Instrument No 20030820-0120531, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of August, 2003, before me personally appeared John T. Cook to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roy L. Simpson and acknowledged that he executed the same as the free act and deed of said Roy L. Simpson.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 5/30/07

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