Record 1st
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/03 08:16 3pgs
Fees:18.00 Taxes:848.82

20030828-0124798

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$229,417.80.**

Affiant

Subscribed and sworn to before me this 15th day of August, 03

Notary Public
My Commission expires: 12-2-06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sylvan Property Group, L.L.C.	SAME	94-14-H-A 83-1-49
302 42nd Avenue North		83-1-48 42-12-A-1 CO
Nashville, TN 37209		42-12-A-2 CO 42-12-A-3 CO 42-12-A-4 CO

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Maria R. Culver**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sylvan Property Group, L.L.C.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

926 West Greenwood Avenue:
Being Lot No. 1 on the plan of Resubdivision of Lots Nos. 4, 5, and 6 of W.T. Woods Subdivision, of record in Book 2854, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maria R. Culver, by deed from John C. Slate and wife, Barbara L. Slate, of record in Book 9750, page 526, Register's Office for Davidson County, Tennessee.

928 West Greenwood Avenue:
Being Lot No. 2 on the plan of Resubdivision of Lots Nos. 4, 5, and 6 of W.T. Woods Subdivision, of record in Book 2854, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maria R. Culver, by deed from John C. Slate and wife, Barbara L. Slate, of record in Book 9750, page 526, Register's Office for Davidson County, Tennessee.

1503 Electric Avenue:
Being Lot No. 84 on the plan of Shelby Village No. 2, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maria R. Culver, by deed from John C. Slate and wife, Barbara C. Slate, of record in Book 9347, page 632, Register's Office for Davidson County, Tennessee. And re-recorded in Book 9750, page 526, said Register's Office.

401 Williams Avenue, Unit 1:

Unit 1 of Slate Condominium together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and Condominium Bylaws of record in Book 8195, page 473, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria R. Culver, by deed from John C. Slate and wife, Barbara C. Slate, of record in Book 9347, page 632, Register's Office for Davidson County, Tennessee. And re-recorded in Book 9750, page 526, said Register's Office.

401 Williams Avenue, Unit 2:

Unit 2 of Slate Condominium together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and Condominium Bylaws of record in Book 8195, page 473, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria R. Culver, by deed from John C. Slate and wife, Barbara C. Slate, of record in Book 9347, page 632, Register's Office for Davidson County, Tennessee. And re-recorded in Book 9750, page 526, said Register's Office.

401 Williams Avenue, Unit 3:

Unit 3 of Slate Condominium together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and Condominium Bylaws of record in Book 8195, page 473, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria R. Culver, by deed from John C. Slate and wife, Barbara C. Slate, of record in Book 9347, page 632, Register's Office for Davidson County, Tennessee. And re-recorded in Book 9750, page 526, said Register's Office.

401 Williams Avenue, Unit 4:

Unit 4 of Slate Condominium together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and Condominium Bylaws of record in Book 8195, page 473, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria R. Culver, by deed from John C. Slate and wife, Barbara C. Slate, of record in Book 9347, page 632, Register's Office for Davidson County, Tennessee. And re-recorded in Book 9750, page 526, said Register's Office.

Williams Avenue:

Tract No. 1: Being the easterly 60 feet of Lot No. 6 in M.N. Young's Subdivision of Lot No. 5 of Gee Land's, a plan of which is of record in Book 974, page 5, Register's Office for said County.
Said easterly part of Lot No, 6 fronts 60 feet on the southerly side of Williams Avenue and runs back to its westerly line 829 feet, more or less, and on its easterly line 828.9 feet, more or less, to an old fence line, and measures 54 feet thereon, containing 1.08 acres, more or less.

Tract No. 2: Being in the westerly part of Lot No. 6 in M.N. Young's Subdivision of Lot No. 5 of Gee Land's, a plan of which is of record in Book 974, page 5, Register's Office for Davidson County, Tennessee.
Said westerly part of Lot No. 6 fronts 132 feet on the southerly side of Williams Avenue and runs back 829.5 feet on its westerly line to an old fence line; and 829 feet, more or less, on its easterly line to said fence line, and measures 119 feet thereon, and containing 2.40 acres.

Being the same property conveyed to Maria R. Culver, by deed from John C. Slate and wife, Barbara C. Slate, of record in Book 9347, page 632, Register's Office for Davidson County, Tennessee. And re-recorded in Book 9750, page 526, said Register's Office.

The property is subject to the following:

926 West Greenwood Avenue:

- Subject to all matters as shown on the Plan of record in Book 2854, page 84, Register's Office Davidson County, Tennessee.

928 West Greenwood Avenue:

- Subject to all matters as shown on the Plan of record in Book 2854, page 84, Register's Office Davidson County, Tennessee.

1503 Electric Avenue:

- Subject to all matters as shown on the Plan of record in Book 18335, page 48, Register's Office Davidson County, Tennessee.

- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7948, page 958, Register's Office for Davidson County, Tennessee.

Williams Avenue, Units 1, 2, 3, and 4:

- Subject to all matters as shown on the Plan of record in Book 8198, page 479, Register's Office Davidson County, Tennessee.

- Master Deed of record in Book 8198, page 473, Register's Office Davidson County, Tennessee.

This is improved properties known as: see above

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 15, 2003.

Maria R. Culver

Maria R. Culver

~~STATE OF~~ WITH THE UNITED STATES ARMED FORCES
~~COUNTY OF~~ AT USAG - Miami, FL 33172

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Maria R. Culver** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 15, 2003

My commission expires Indefinite

Victoria L Sheffield

Notary Public

VICTORIA SHEFFIELD
Garrison Attorney, USAG-Miami
8300 NW 33rd, Suite 110
Miami, Florida 33122

FEDERAL NOTARY PUBLIC
TITLE 10, US CODE
SECTION 1044a