Davidson County DEEDWARR
Recvd: 09/05/03 14:15 2pgs
Fees:13.00 Taxes:758.50

20030905-0130165

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3567894

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Richard J. Thorman, and wife	New Owners At Same Address	Map: 117-06-A
2928 Wellesley Trace		Parcel: 014.00-CO
Nashville, TN 37215		7DA-21964

For and in Consideration of the sum of $205,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Betty T. Polk, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Richard J. Thorman and wife, Ly Anne Thorman

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee and being **Unit No. 11-B** on the Condominium Plat of **Wellesley Trace**, Section III, Lot 11, as of record at Plat Book 5210, page 156, as amended at **Plat Book 5800, page 76**, and as described in the Master Deed at Book 5054, page 633, and the By-Laws thereto at Book 5054, page 649, all as made applicable to said Unit by instrument at Book 5903, page 82, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, appliance, carpets and floor coverings, and/or other improvements therein (as agreed) and with the undivided interest in the General and Limited Common Elements appurtenant thereto [all hereinafter referred to as the "Property"].

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 5990, page 450**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed of record at Book 5054, page 633, By-Laws at Book 5054, page 649, Incremental Developement Amendment to Master Deed at Book 5903, page 82, Charter at Book 5065, page 684, and the plans of record at Plat Book 5210, page 156 and Plat Book 5800, page 76 all said Register's Office.

This is **IMPROVED** property known as: 2928 Wellesley Trace, Nashville, TN 37215
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 21st day of AUGUST, 20 03

Betty T. Polk

Betty T. Polk

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 205,000.00.

, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 09-05-2003

My Commission Expires: 10-25-2003

Notary Public

Notary Public: Marbut Glenn Gaston, Jr.

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 Betty T. Polk

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 08-21-2003.

My Commission Expires: 10-25-2003

Notary Public Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public

mggaston:clsdocs.warrantydeed