Davidson County DEEDWARR
Recvd: 09/09/03 07:48 2pgs
Fees:13.00 Taxes:199.80

20030909-0131080

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August 2003.

Notary Public
My commission expires: 1/27/07

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Roxie Randle	AmSouth Bank	104-02-0-A/29.00
201 Acklen Park Dr., Unit 29 Nashville TN 37203-0000	550 Metroplex Drive Nashville, TN 37211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Martha Hutchinson Teague hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Roxie Randle an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium in Davidson County, Tennessee, described as follows: Unit No. 29 of Acklen Place Condominiums a Horizontal Property Regime together with interest in common elements and described in a Master Deed recorded in Book 6045, page 173 and amended in Book 7011 page 177 and Book 11327 page 290 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record in Book 5200 page 503 Register's Office for Davidson County, Tennessee The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Acklen Place Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6045, page 173 and amended in Book 7011 page 177 and Book 11327 page 290 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same porperty conveyed to Martha E. Hutchinson by deed from Linda Ogilvie, an unmarried person of record in Book 11098 page 811 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Acklen Place Condominiums of record in Book 5200 Page 503, Register's Office for Davidson County, Tennessee 4) Charter of Acklen Place, Inc. of record in Book 6053 page 803 5) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" and as set forth in the Master Deed recorded in Book 6045 Page 173 and amended in Book 7011 page 177 and Book 11237 page 290. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; 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, thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master "Deed " establishing a horizontal property regime of Acklen Place Condominiums and recorded in Book 6045 Page 173 and amended in Book 7011 page 177 and Book 11237 page 290 Register's Office for said county. ~~6) 22 notmtg 99 7) 8) 9) 10) 11)~~

This property is improved property known as 201 Acklen Park Dr., Unit 29, Nashville, Tennessee 37203

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29 day of August, 2003.

Martha Hutchinson Teague

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Hutchinson Teague and , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of August, 2003.

Notary Public

My Commission expires: 1/27/07

FILE NO: 04037

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007