Davidson County DEEDWARR
Recvd: 09/17/03 14:06 3pgs
Fees:18.00 Taxes:705.04
20030917-0137463

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $190,550.00. **Affiant** Subscribed and sworn to before me, this 28th day of August, 2003. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Mary Alice Kirchdoerffer 401 Bowling Avenue #5 Nashville, TN 37205	Send Tax Bills To: Same as New Owner	Map-Parcel Number 104-13A-6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN FAITH CROSS, TIMOTHY JOHN LAMLEY COLLIER, ANDREW EDWARD HEATH COLLIER, DEBORAH MARY MCVEY, KEREN JANE PATTERSON AND FELICITY KATE COLLIER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARY ALICE KIRCHDOERFFER, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site No. 6 on the Plan of Richmeade Place, Section 1, as of record in Book 4860, page 44, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owner's Association, Inc., a not for profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to S.D.W. Collier, a single person by deed from Robert K. Massie, a single person, of record in Book 8541, page 404, Register's Office for Davidson County, Tennessee. The said S.D.W. Collier also known as Simon Daniel White Collier having since died and by his Will of record as Image No. 5122-1046799, Probate Court Clerk's Office, Davidson County, Tennessee, devised the subject property to Susan Faith Cross, Timothy John Lamley

Collier, Andrew Edward Heath Collier, Deborah Mary McVey, Keren Jane Patterson and Felicity Kate Collier.

A new legal description was not prepared for this transaction.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4860, page 44, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4941, page 637; Book 4942, page 633; Book 5036, page 338; Book 5019, page 946; Book 5039, page 256; Book 5094, page 473; Book 5213, page 945; Book 5238, page 385; Book 5408, page 210 and in Book 5733, page 628, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 401 Bowling Avenue, #5, Nashville, TN 37205.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of August, 2003.

Susan Faith Cross

Susan Faith Cross

By: Marshall C Eakin Attorney in Fact

Marshall C. Eakin, Attorney in Fact

Timothy John Lamley Collier

Timothy John Lamley Collier

By: Marshall C Eakin Attorney in Fact

Marshall C. Eakin, Attorney in Fact

Andrew Edward Heath Collier

Andrew Edward Heath Collier

By: Marshall C. Eakin Attorney in Fact

Marshall C. Eakin, Attorney in Fact

Deborah Mary McVey

Deborah Mary McVey

By: Marshall C. Eakin Attorney in Fact

Marshall C. Eakin, Attorney in Fact

Keren Jane Patterson

Keren Jane Patterson

By: Marshall C Eakin Attorney in Fact

Marshall C. Eakin, Attorney in Fact

Felicity Kate Collier

Felicity Kate Collier

By: Marshall C Eakin Attorney in Fact

Marshall C. Eakin, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARSHALL C. EAKIN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact for Susan Faith Cross, Timothy John Lamley Collier, Andrew Edward Heath Collier, Deborah Mary McVey, Keren Jane Patterson and Felicity Kate Collier**, and is authorized to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 28th day of August, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007