WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/03 08:41 2pgs
Fees:13.00 Taxes:692.64
20030918-0137809

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,200.00

Lucinda M. Beddow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucinda M. Beddow	Lucinda M. Beddow	Map 116-12-0-D Parcel 524.00CO
(NAME)	(NAME)	
524 Armistead Place	1606 River Bend Place SE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Decatur, AL 35601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Ivanetta E. Davis N/K/A Ivanetta Davis Samuels, and Husband, Adrian Dexter Samuels**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Lucinda M. Beddow, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 524 on the plan of Burlington Condominium, Phase I, of record in Book 5200, Page 490, said Register's Office and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ivanetta E. Davis, a single person by Warranty Deed recorded in Book 9689, Page 626, Register's Office for Davidson County, Tennessee.

Ivanetta E. Davis having since married and now known as Ivanetta Davis Samuels.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

2003 property taxes shall be the responsibility of the Grantees when due and payable.

Adrian Dexter Samuels joins in this conveyance for the purpose of conveying any right, title, or interest, which he/she may have, marital or otherwise, in and to subject property.

Subject to the provisions and requirements of the Tennessee "Horizontal Property Act" as set out in T.C.A. Section 64-2701, et seq.

This is improved property, known as 524 Armistead Place, Nashville, TN 37215
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 15th day of September, 2003.

Ivanetta Davis Samuels

Adrian Dexter Samuels

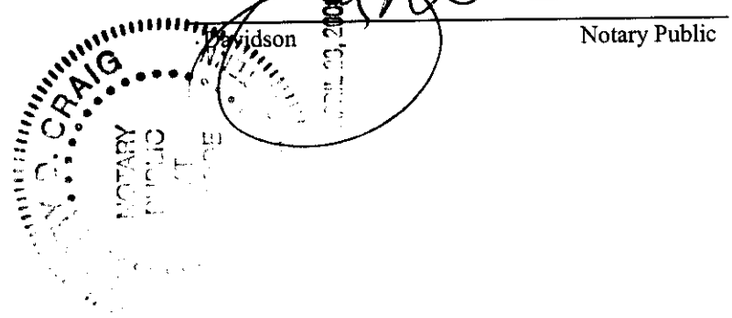
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Ivanetta Davis Samuels, and Husband Adrian Dexter Samuels the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 9/15/2003.

Commission expires: 4-28-04



Davidson

Notary Public