Davidson County DEEDWARR
Recvd: 09/22/03 10:29 2pgs
Fees:13.00 Taxes:648.61
20030922-0139650

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

New Owner
Darlene Peters
4504 Harding Road #130
Nashville, TN 37205

Send Tax Bills To:
Union Planters Bank
7130 Goodlett Farms Pky
Cordova, TN 38018

Map & Parcel
Map 116-3-B
Parcel 130.00CO

SPECIAL WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **National Residential Nominee Services, Inc., a Delaware corporation**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Darlene Peters and Norman Ginsberg, as joint* hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows: *tenants with right of survivorship

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

Being part of the same property conveyed to National Residential Nominee Services, Inc., by deed of record under Instrument No. * 20030922-0139649, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) taxes for the current year and subsequent years, (ii) matters as contained on the plat of the Subdivision of record in Book 5200, page 45 (iii) Master Deed of record in Book 5282, page 972; any and all Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is improved property known as 4505 Harding Road #130, Nashville, TN 37205.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this the 23 day of June, 2003.

NATIONAL RESIDENTIAL NOMINEE SERVICES, INC.

By: _____
Its: Vice President

NATIONAL RESIDENTIAL NOMINEE SERVICES, INC. CORPORATE SEAL TENNESSEE

STATE OF Minnesota
COUNTY OF Hennepin

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, appeared Jennifer Novak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Vice President of National Residential Nominee Services, Inc., a corporation, the within named bargainor, and that he as such Vice President of the corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Eden Prairie, June on this the 23 day of June, 2003.

My Commission Expires: 1/31/05

Sandra L. Bixby
Notary Public

SANDRA L. BIXBY
NOTARY PUBLIC MINNESOTA
My Commission Expires Jan. 31, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 175,300.00

Tricia Erskine
Affiant

Sworn to and subscribed before me this the 5th day of September, 2003.

Jennifer L. [illegible]
Notary Public

My commission expires: 7/30/05

JENNIFER S. [illegible]
NOTARY PUBLIC
AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXPIRES [illegible]

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 130, Royal Oaks Apartments, a Condominium, a Horizontal Property Regime, located on Harding Road, Davidson County, Tennessee, as shown on the plat of Royal Oaks Apartments, Condominium apartments, of record in Plat Book 5200, page 45, said Register's Office, and described in a Master Deed recorded in Book 5282, page 972, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Royal Oaks Apartments, Condominium Apartments contained in the Master Deed and By-Laws appended thereto of record in Book 5282, page 972, 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.