Davidson County DEEDWARR
Recvd: 09/22/03 12:50 2pgs
Fees:13.00 Taxes:536.50

20030922-0139778

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 $145,000.00. Affiant Subscribed and sworn to before me, this 18th day of September, 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:	Send Tax Bills To:	Map-Parcel Number
MaryAnn Woodard-Smith 2647 Blakemore Avenue Nashville, TN 37212	America's Wholesale Lender 750 Old Hickory Blvd., #180 Brentwood, TN 37027	104-07-A-016.00CO 24W 15920

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, **ROBERT W. PITZ AND WIFE, CAROL E. ARMES**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARYANN WOODARD-SMITH**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 16 on the Plan of Blakemore Square Condominium Apartments established by Exhibit "A" to the Master Deed, of record in Book 6864, page 237, Register's Office for said County, plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Robert W. Pitz and wife, Carol E. Armes by deed from Dudley Square, Inc., of record in Book 7256, page 598, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Master Deed establishing a Horizontal Property Regime of record din Book 6864, page 237, as amended at Book 6962, page 125, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2647 Blakemore Avenue, Nashville, TN 37212.

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 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 further covenant and bind ourselves, our 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 18th day of September, 2003.

Robert W. Pitz

Carol E. Armes

Carol E. Armes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT W. PITZ**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of September, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL E. ARMES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of September, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007