THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21848-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $94,000.00. Judith Nash Affiant Subscribed and sworn to before me, 1st day of October, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 10/06/03 15:39 2pgs
Fees:13.00 Taxes:347.80

20031006-0147673

WARRANTY DEED

Address New Owner: Judith Nash 3415 West End Ave. #204 Nashville, TN 37203	**Send Tax Bills To:** Delta Trust Mortgage Corp. 895 Willow Tree Circle, #100 Memphis, TN 38018	**Tax Information:** Map No.104.06 Parcel No. 004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeany Martin, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judith Nash, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3415 West End Ave. #204, Nashville, Tennessee 37203

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of October, 2003.

Jeany Martin

Jeany Martin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeany Martin** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 204 on the Plan of Continental Condominiums of record in Plat Book 5200, pages 399 thru 401, amended in Book 6135, page 788, Book 6435, page 549, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office.

Being the same property conveyed to Jeany Martin, unmarried by deed dated April 19, 1999 from Everette I. Howell, Jr., Executor of the Estate of Caroline H. Howell of record in Book 11446, page 931, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) Taxes, which have been paid by the Grantor and prorated by the parties;
2) Restrictions of record in Book 5862, page 589, Book 6135, page 788, Book 6435, page 549, Book 7475, page 137;
3) Easements of record in Book 4825, page 592
4) Resolution of record in Book 7461, page 217;
1) All matters appearing on the Plan of record in Book 5200, pages 399 thru 401, Book 6135, page 788 and Book 6435, page 549, Register's Office for Davidson County, Tennessee.