03

Realty Title 48-A

PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 45074
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/07/03 08:45 2pgs
Fees:13.00 Taxes:488.03
20031007-0147869

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William G. Strickland Sr. Joann Pyland Strickland 803 Running Deer Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 124-82-B-83.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$131,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janice M. Struchen,** unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William G. Strickland Sr. and spouse, Joann Pyland Strickland** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 83 of Phase IV, Coronada Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 217 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Janice M. Struchen, unmarried, by deed from Mark Allen Smyth and wife, Debra G. Smyth, formerly Debra G. Sommers, of record in Book 6148, Page 226, Register's Office for Davidson county, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 217, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4901, page 679, Book 5202, page 329, Book 5306 page 241; Book 5522, page 675, Book 5869, Page 269, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; the Counterpart Repurchase Option Agreement of record in Book 5587, Page 147 said Register's Office.

This is improved property, known as: 803 Running Deer, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of September, 2003.

Janice M. Struchen

Janice M. Struchen

State of Tennessee
County of Davidson

On this 12th day of September, 2003 , before me the undersigned authority, personally appeared Janice M. Struchen , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $131,900.00

Affiant

Sworn and subscribed before me this the 12th day of September, 2003

Notary Public

My Commission Expires: 3/14/05