| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21803-09-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $65,000.00.<br>Affiant<br>Subscribed and sworn to before me, 30th day of September, 2003.<br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Andrew D. Martin<br>2601 Hillsboro Pike B-14<br>Nashville, TN 37212 | Franklin Financial Mortgage<br>110 3rd Avenue North<br>Franklin, TN 37064 | Map No.117.03<br>Parcel No. 030.00 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, **Rita Oakes Price and Ellen L. Oakes, sole heirs of Mary Margaret Oakes**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew D. Martin** ("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 2601 Hillsboro Pike B-14, Nashville, TN, 37212

**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 30th day of September, 2003.

Rita Oakes Price by Ronald K. Nevin, Atty. Ellen L. Oakes

Rita Oakes Price, BY: Ronald K. Nevin, Attorney-in-Fact, Ellen L. Oakes
In-Fact pursuant to a power of attorney of record as Exhibit
Instrument No. 20030925-0142304, Register's
Office for Davidson County, Tennessee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ellen L. Oakes**, 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 30th day of September, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 10/07/03 15:47 3pgs
Fees:18.00 Taxes:240.50

20031007-0148747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

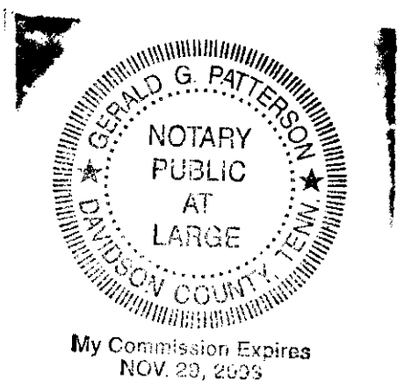
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD K. NEVIN, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said RITA OAKES PRICE and is authorized by the said RITA OAKES PRICE to execute this instrument on HER behalf.

Witness my hand, at Office, this 30th day of SEPTEMBER, 2003.

My commission expires:

_____

_____
Notary Public




My Commission Expires
NOV. 29, 2003

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B-14 on the Plan of Revised The Villager Condominium Apartments of record in Plat Book 5200, page 201, 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 Villager Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5434, page 665 amended in Book 5487, page 967, said Register's Office.

Being the same property conveyed to Mary Margaret Oakes by deed dated July 5, 1979 from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5463, page 947, Register's Office for Davidson County, Tennessee. The said Mary Margaret Oakes having since died April 29, 2000, leaving Rita Oakes Price and Ellen Lisa Oakes as her sole surviving heirs at law. Ellen L. Oakes and Ellen Lisa Oakes being one and the same person.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for The Villager Condominium, of record in Book 5434, page 665 amended in Book 5487, page 967, Register's Office for Davidson County, Tennessee;
3) Easement for right of way of record in Book 4808, page 424, Register's Office for Davidson County, Tennessee;
4) All matters appearing on the Plan of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee.