03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Mildred E. Grooms by Susan P. Groom Atty in Fact
Affiant

Subscribed and sworn to before me, this 14th day of October, 2003.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC
JANE HALL LARGE
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 10/17/03 15:42 2pgs
Fees:13.00 Taxes:510.60
20031017-0154321

Address of New Owner:	Send Tax Bills to:	Tax Information
Mildred E. Grooms 238 Myhr Green Nashville TN 37221	New Owner	142-07-0-C 045.OOCO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara J. Pruitt, and Sandra Faye Holden, Heirs at Law of Elizabeth Rather and Devisees under the Last Will and Testament of Elizabeth Rather, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mildred E. Grooms, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, of record in Book 6900, Page 24, as revised in Book 6900, Page 978, and in Book 7184, Page 112, said Register's Office, and as established by a Master Deed of record in Book 7184, Page 71, amended in Book 7482, Page 279, and Book 7482, Page 312, Register's Office for said County, to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth B. Rather, unmarried, by deed from Oren A. Oliver, Jr., unmarried, of record in Book 10000, Page 713, Register's Office for Davidson County, Tennessee. Elizabeth B. Rather, aka Elizabeth Rather, having since died, on or about May 7, 2003. By Last Will and Testament of Elizabeth Rather, Docket No. 03P909, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was devised to Barbara Jean Pruitt and Sandra Faye Holden.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 238 Myhr Green, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 14th day of October, 2003.

Barbara J. Pruitt, Heir at Law of Elizabeth Rather and Devisee under the Last Will and Testament of Elizabeth Rather

Sandra Faye Holden, Heir at Law of Elizabeth Rather and Devisee under the Last Will and Testament of Elizabeth Rather

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara J. Pruitt and Sandra Faye Holden, Heirs at Law of Elizabeth Rather and Devisees under the Last Will and Testament of Elizabeth Rather, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 14th day of October, 2003.

Notary Public

My Commission expires 03/14/05