THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21973-10-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $152,500.00. Dee Dee Johnson Wade Affiant Subscribed and sworn to before me, 5th day of November, 2003. Notary Public My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lisa Meiers 4505 Harding Road #185 Nashville, TN 37205	First Horizon Home Loans P.O. Box 630387 Irving, TX 75063	Map No.116-3-B Parcel No. 185

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, **Dee Dee Johnson Wade**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Meiers** Vaughan married ("Grantee"), her 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 4505 Harding Road #185, Nashville, TN, 37205

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 5th day of November, 2003.

Dee Dee Johnson Wade

Dee Dee Johnson Wade

Davidson County DEEDWARR
Recvd: 11/10/03 13:48 2pgs
Fees:13.00 Taxes:564.25

20031110-0164479

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dee Dee Johnson Wade**, 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 5th day of November, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 185 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, 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 4505 Harding Road Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Dee Dee Johnson Wade, Alex F. Wade, Jr. and Mary N. Wade, Joint Tenants with the right of survivorship by deed dated September 2, 1999 from Phyllis Robinson Baker Vandewater, married of record in Book 11657, page 400, Register's Office for Davidson County, Tennessee. The said Alex F. Wade, Jr. and Mary N. Wade having conveyed their interest in the subject property to Dee Dee Johnson Wade by quitclaim deed dated November 6, 2001 and recorded as Instrument No. 20020108-0002846, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Charter of Incorporation of 4505 Harding Road Homeowner's Association of record in Book 52823, page 501, Register's Office for Davidson County, Tennessee.
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for 4505 Harding Road Homeowner's Association, of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3347, page 188 and Book 4835, page 964, Register's Office for Davidson County, Tennessee.
7) Easement for driveway of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
8) Easements and reservations of record in Book 4744, page 370, modified in Book 4978, page 524, Register's Office for Davidson County, Tennessee.
9) Easement of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.
10) Easements and other rights contained in the deed of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.
11) All matters appearing on the Plan of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee.