Please return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(DM) Title No: 45186
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/12/03 16:03 2pgs
Fees:13.00 Taxes:233.10
20031112-0165807

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kerry Wallace 1900 Richard Jones Rd B-106 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-15-A-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$63,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy McLain-Wallace,** unmarried hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kerry Wallace** 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 B-106 of Green Hills Terrace Condominium 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 64 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 Peggy McLain-Wallace, a single person by deed from Marguerita E. Perry, a single person.

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

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 64, 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 thereof. The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 5304, page 745, Book 7841 page 557, Book 9830, page 181 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. Easement by M.C. Morris and Sidney Averbuch, dedicated by Instrument of record in Book 4320, page 896, said Register's Office, which is as follows: "Do hereby dedicate and grant a permanent easement, for the common use and enjoyment of and by all tenants now and hereafter residing on either of the aforedescribed tracts encompassing the said apartment project, but subject to the lien of the deed of trust held by Mutual Benefit Life Insurance Company, which is of record in Book 2951, page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive, parking area, swimming pool, laundry party room and common recreation area. Easement granted to Metropolitan Government for Sanitary Sewers and/or Strorm Drainage of record in Book 3879, page 569, said Register's Office.

This is improved property, known as: 1900 Richard Jones Road, Nashville, Tennessee 37215

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 31st day of October, 2003.

Peggy McLain-Wallace

Peggy McLain-Wallace

State of TENNESSEE
County of DAVIDSON

On this 31st day of October, 2003 , before me the undersigned authority, personally appeared Peggy McLain-Wallace, 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.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $63,000.00

Affiant

Sworn and subscribed before me this the 31st day of October, 2003

My Commission Expires: 5/30/07

Notary Public

ROBIN JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE