Dav. Co. File Box 14-A
jtc file no. 16624-2

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 11/13/03 08:20 2pgs
Fees:13.00 Taxes:419.95



20031113-0165867

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Sigears	NEW OWNER	Map 142-6C
(NAME)	(NAME)	
131 Williamsburg West Court		Parcel 017.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		09D-71481
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mavis Elaine Harrop and Charles L. Harrop, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Sigears

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 a part of the Plan of Doral Country Villa Condominiums, Section Four, as of record in Plat Book 5050, page 61, Registe's Office for Davidson County, Tennessee, the part hereby described as follows:

Being Unit No. 71-A on said plan and described by the Master Dee establilshing a Horizontal Property Regime with respect to Doral Country Villas Condominiums, Section 1, as of record in Book 5011, page 395, as amended in Book 5015, page 251, made applicable to Section Four of record in Book 5157, page 252, and further amended in Book 5157, page 254, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Florence M. Harrop by Deed from Anna L. Nichols and Traci A. Nichols, of record in Book 9126, Page 128, Register's Office for Davidson County, Tennessee. The said Florence M. Harrop having since died. The property is vested in Mavis Elaine Harrop and Charles L. Harrop, Jr. as the only heirs at law of Florence M. Harrop.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 131 Williamsburg West Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 10th day of November, 2003

Mavis Elaine Harrop
Mavis Elaine Harrop

Charles L. Harrop, Jr.
Charles L. Harrop, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mavis Elaine Harrop and Charles L. Harrop, Jr.

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 10th day of November, 2003

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to the horizontal property regime as set out in the Master Deed and By-Laws of record in Book 5011, Page 395, amended in Book 5015, page 251, Book 5157, page 252, Book 5157, page 254; and By-Laws of record in Book 5011, page 429, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The property conveyed herein is not the usual place of residence of the grantors or their spouses.