Davidson County DEEDWARR
Recvd: 11/17/03 15:51 2pgs
Fees:13.00 Taxes:229.03

20031117-0167615

WARRANTY DEED

B-HR-03-0210

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,900.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAR. 31, 2007 (AFFIX SEAL)

RACHEL WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Myers	Wells Fargo Bank, N.A.	
210 Old Hickory Blvd. # 40 (ADDRESS)	(NAME) 7600 Office Plaza Drive (ADDRESS)	142-4-A-40 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZP)	West Des Moines, IA 50266 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAMELA J. DURFEE, UNMARRIED AND SHIRLEY E. LOPRIORE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CATHERINE MYERS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 40 of Belle Forest Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, and amended in Book 6896, Page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Pamela J. Durfee, unmarried and Shirley E. Lopriore, married, by Deed dated August 30, 2000 and filed for record on September 1, 2000 in Instrument Number 20000901-0086838, Register's Office for Davidson County, Tennessee.

This conveyence is subject to HOA Charter of record in Book 5460, Page 987 and Book 6551, Page 78, Register's Office for said County.

Easement Agreement of record in Deed Book 5074, Page 945; Drainage Easement of record in Book 7957, Page 145; Harpeth Valley Utility Easement of record in Instrument Number 20000915-0091869, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to Master Deed/By-Laws of record in Book 5438, Page 699, Book 6082, Page 866, Book 6896, Page 144, Instrument Number 20020213-0019280 and Instrument Number 20020321-0034877, Register's Office for said County.

Said Shirley E. Lopriore does not occupy the property as her primary residence therefore her spouse does not need to sign.

Said Pamela J. Durfree is now married. Property is not nor has it ever been the primary residence of her spouse. Pamela J. Durfree never occupied the said property after marriage.

unimproved ( )
This is improved (X) property, known as 210 Old Hickory Blvd. # 40, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of October, 2003.

Pamela J. Durfee

Shirley E. Loprlore by Pamela J. Durfee ATTY IN FACT

State of Tennessee
County of Davidson

I, DEENA L O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Pamela J. Durfree personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th day of October, 2003.

Notary Public

My commission Expires:
(SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC MY COMM. EXP. 8/30/06 DAVIDSON COUNTY, TN AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17 day of OCTOBER, 2003, before me personally appeared PAMELA J. DURFEE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SHIRLEY E. LOPRORERY and who acknowledged that he/she executed the same as the free act and deed of the said SHIRLEY E. LOPRORERY by virtue of that Power of Attorney, duly executed by the said SHIRLEY E. LOPRORERY on 10/17/03, 2003 and recorded concurrently herewith in Instrument No. 20031117-0167614 or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 17 day of Oct, 2003.

NOTARY PUBLIC

My Commission Expires: _____

DEENA L. O'BRIEN NOTARY PUBLIC MY COMM. EXP. 8/30/06 DAVIDSON COUNTY, TN AT LARGE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903