# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/24/03 11:46 2pgs
Fees:13.00 Taxes:1406.00

20031124-0170479

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Don Carlos Birdwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Don Carlos Birdwell** | **SunTrust Mortgage, Inc.** | **Map 130-8-B** |
| (NAME) **4401 Charleston Place Circle** | (NAME) **201 4th Avenue North 7th Floor** | **Parcel 9.0-CO** |
| (ADDRESS) **Nashville, TN 37215** | (ADDRESS) **Nashville, TN 37219** | |
| (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, **Douglas B. Durham and wife, Amanda G. Durham,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don Carlos Birdwell and wife, Susan Rudolph Birdwell,** 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:

**A Condominium apartment in Davidson County, Tennessee, being Unit No. 1, Lot 6 of Charleston Place, a horizontal property regime pursuant to the Tennessee horizontal property act, as shown on the plan of the Master Deed of record in Book 5800, page 286, Register's Office for said county, to which source reference is hereby made for more complete details of the description together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium.**

**Being the same property conveyed to Douglas B. Durham and wife, Amanda G. Durham by deed from John C. Main and Anne Marie Main, husband and wife, of record in Instrument No. 20000313-0025545, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5800, page 286, said Register's Office; and (c) Master Deed in Book 5965, page 880, made applicable to Lot 6 by Supplemental Declaration in Book 6071, page 499, and Supplement in Book 6157, page 879, and amendment to By-Laws in, Book 3000, page 319, said Register's Office.**

**Amanda G. Durham is signing on behalf of Douglas B. Durham pursuant of the Power of Attorney of record as Instrument No.** 20031124-0170478 **, Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 4401 Charleston Place Circle, Nashville, TN 37215

(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 hands this 20th day of November, 2003.

Douglas B. Durham
By: Amanda G. Durham, Attorney in Fact

Amanda G. Durham

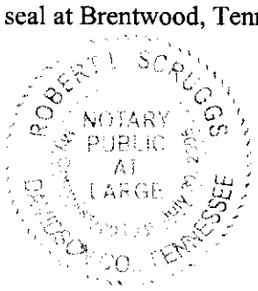
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Amanda G. Durham, a individual who executed the foregoing instrument and acknowledged that the same is said individual free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of November, 2003.

Commission expires:



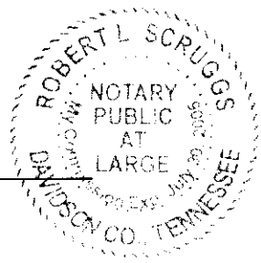

Robert L. Scruggs Notary Public

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

On this 20th day of November, 2003, before me personally, **Amanda G. Durham**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **Douglas B. Durham** and acknowledged that she executed the same as the free act and deed of **Douglas B. Durham.**

Witness my hand and seal this 20th day of November, 2003.




Robert L. Scruggs Notary Public

My commission expires: _____