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Davidson County DEEDWARR
Recvd: 12/01/03 11:55 2pgs
Fees:13.00 Taxes:1206.20

20031201-0172432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 326,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA E. ROGERS NOTARY PUBLIC at Large WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda A. Mason and Emerson C. Harrington	New Owner	Map: 104-2-T-303
(NAME) 3014 Hedrick #303	(NAME)	Parcel:
(ADDRESS) Nashville TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **MARK T. RIDINGER, UNMARRIED** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **LINDA A. MASON AND EMERSON C. HARRINGTON, AS JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP,** 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 Unit No. 303, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a hortizontal property regime established by Master Deed, appearing as Instrument No. 20000714-0069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit AD= to the aforementioned Master Deed.

Also conveyed herewith and pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocated to Grantee parking space number 26 as depicted on Page 13 of Exhibit D of the Master Deed.

Being the same property conveyed to Mark T. Ridinger by Warranty Deed dated June 15, 2001 of record in Instrument No. 20010625-0067052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000714-0069948 and amended in Instrument No. 20010524-0054282; All matters appearing on a plat of record in Plat Book 11190, Page 63; Landscaping Contract of record in Instrument No. 20000802-0076554; any and all matters shown on plat of record in Instrument No. 20000714-0069948, and as revised in Instrument No. 20010524-0054282; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 3014 Hedrick #303, Nashville, TN 37203
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 21st day of November, 2003.

Mark T. Ridinger

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Mark T. Ridinger who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of November, 2003.

Notary Public

My Commission Expires: 10/22/05

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064