Davidson County DEEDWARR
Recvd: 12/02/03 11:26 3pgs
Fees:18.00 Taxes:250.31
20031202-0173067

GENERAL WARRANTY DEED

FROM: SHERYL R. ARRINGTON, EXECUTRIX OF THE ESTATE OF NANCY J. FORD, Grantor

TO: PEGGY RECTOR
Grantee

This instrument was prepared by:

Gregory D. Smith
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner(s) as follows:	Name and address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Peggy Rector 39 Rolling Meadows Drive Goodlettsville, Tennessee 37072	(New Owner)	33-4-A 39

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty Seven Thousand Six Hundred Fifty One and 38/100 Dollars ($67,651.38).

Peggy B. Rector
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1 day of December, 2003.

Notary Public

My Commission Expires: 5/28/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Sixty Seven Thousand Six Hundred Fifty One and 38/100 Dollars ($67,651.38), the receipt and sufficiency of which are hereby acknowledged, Sheryl R. Arrington, Executrix of The Estate of Nancy J. Ford ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Peggy Rector ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 39 Rolling Meadows Drive, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as hereinafter setout on Exhibit B.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1 day of Dec, 2003.

SHERYL R. ARRINGTON, EXECUTRIX
OF THE ESTATE OF NANCY J. FORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Randy G. Christian, a Notary Public of said County and State, SHERYL R. ARRINGTON, EXECUTRIX OF THE ESTATE OF NANCY J. FORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of December, 2003.

Notary Public

My Commission Expires: 5/28/06

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 39 as shown on the Plat of Rolling Meadows, Section IV, of record in Book 6900, Page 215, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, said Register's Office, as amended from time to time.

Being the same property conveyed to Nancy J. Ford by deed from Corson Development, Inc., a Tennessee corporation of record in Book 7191, Page 835, in the Register's Office for Davidson County, Tennessee. The said Nancy J. Ford having since died.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Townhomes Association, of record in Book 6593, Page 194, as amended from time to time and its attendant By-Laws in said Register's Office.

EXHIBIT B

1. Metro Taxes for 2003, a lien not yet due and payable.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 6593, page 194, as amended in Book 6726, page 18, Book 6926, page 472, Book 6966, page 497, Book 6980, page 188, and Book 7138, page 352, said Register's Office and the By-Laws of record in Book 6593, page 242, in said Register's Office.

3. All matters show on the plans of record in Book 6250, page 173, Book 6250, page 504, and Book 6900, page 215, said Register's Office.

4. Easement for TVA transmission lines of record in Book 3248, page 58, said Register's Office.

5. Easement for sanitary sewers conveyed to the City of Goodlettsville of record in Book 5818, page 658, said Register's Office.

6. Articles of Incorporation of Rolling Meadows Townhomes Association of record in Book 6595, page 734, said Register's Office.