WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/03 09:38 2pgs
Fees:13.00 Taxes:710.40

20031212-0178263

J. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY PRESTON	SAME	113-3-C-172
(NAME)	(NAME)	
4400 BELMONT PARK TERRACE #172		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(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, HAL E. SAUER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY PRESTON AND WIFE, ROBIN PRESTON

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 BUILDING SITE NO. 172 ON THE PLAN OF ARDEN PLACE, SECTION V. AS OF RECORD IN BOOK 4955, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HAL E. SAUER BY WARRANTY DEED FROM ROBERT M. NORTHERN AND WIFE, MILDRED M. NORTHERN OF RECORD IN BOOK 9396, PAGE 417, REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN INSTRUMENT OF RECORD IN BOOK 4628, PAGE 473, SAID REGISTER'S OFFICE. MASTER DEED CONTAINING DECLARATION OF COVENANTS, CONDITIONS, LIENS, EASEMENTS AND RESTRICTIONS, INCLUDING, BUT NOT LIMITED TO, EASEMENTS, ASSESSMENTS, SPECIAL ASSESSMENTS, CHARGES AND LIENS, CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 4754, PAGE 455, 1ST SUPPLEMENTAL IN BOOK 4819, PAGE 564, 2ND SUPPLEMENTAL IN BOOK 4916, PAGE 277, 3RD SUPPLEMENTAL IN BOOK 5019, PAGE 942, 4TH SUPPLEMENTAL IN BOOK 5091, PAGE, 66, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 4400 BELMONT PARK TERRACE, 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 my hand this 1st day of December, 2003

Hal E. Sauer

HAL E. SAUER

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 HAL E. SAUER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 1st day of December 2003.

Commission expires May 29, 2005

Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a 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 _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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 corporation, 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