File [redacted]0736	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2003. Notary Public MY COMMISSION EXPIRES: 5/22/05 (AFFIX SEAL)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paige Worrell	State Farm Bank	~~Map 75-12-C-0~~
(NAME) 737 Tulip Grove Unit 103	(NAME) P.O. Box 2583	Map 75-12-0-C Parcel 017.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Fort Wayne, IN 46801-2583	
(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, **LAURA L. FLAHERTY, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PAIGE WORRELL, AN UNMARRIED WOMAN,** 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 all of Lot No. 103, on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, a horizontal property regime with private elements, as shown by plat appearing of record in Plat Book 20000107-0002402, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Laura L. Flaherty, unmarried by Warranty Deed of record in Instrument No. 20010605-0058205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 11653, Page 251 and in Instrument No. 20000718-0070532; By-Laws of record in Book 11653, Page 273; Homeowners' Association Charter of record in Book 11653, Page 249; Easement for Metro Government of record in Book 4126, Page 977; and, any and all matters shown on plat of record in Plat Book 20000107-0002402; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 737 Tulip Grove Unit 103, Hermitage, TN 37076
(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.

Davidson County DEEDWARR
Recvd: 12/15/03 13:58 2pgs
Fees:12.00 Taxes:0.00
20031215-0179073

Davidson County DEEDWARR
Recvd: 09/04/03 16:04 2pgs
Fees:13.00 Taxes:475.45
[redacted]
20030904-0128897

RE-RECORD

Witness our hands this 29th day of August, 2003.

Laura L. Flaherty

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Laura L. Flaherty, unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of August, 2003.

Notary Public

My Commission Expires: 10/25/03

(SEAL)

JULIA A. ROSCIANO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, ILLINOIS

Mail After Recording To:
David W. Krous
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076