File

**THIS INSTRUMENT PREPARED BY**
**PURYEAR, NEWMAN & MORTON, PLLC**
**ATTORNEYS AT LAW**
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**P. O. BOX 40**
**FRANKLIN, TN 37065**
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**Fax (615) 790-2951**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**
**The actual value or consideration, whichever is greater, for this transfer is $74,000.00.**

**Affiant**

**Sworn to and subscribed before me this 5th day of May, 2003.**

**Notary Public**

**My Commission Expires:** July 30, 2003

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Edna M. Carroll and Joseph William Carroll | 225 Summit Ridge Drive | Owner | 131-05-0-B 225.00 CO |
| ~~225 Summit Ridge Drive~~ | Nashville, TN 37215 | | 07DA 92151 |
| ~~Nashville, TN 37215~~ | | | |

10044 BRANFORD RD
SAN DIEGO, CA 92124-3223

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Seventy-Four Thousand and 00/100 Dollars ($74,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **VICTORIA A. MAIER, an unmarried person,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **EDNA M. CARROLL and JOSEPH WILLIAM CARROLL, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 225 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Victoria A. Maier, an unmarried person, by Warranty Deed dated April 10, 1997 from Shaikh Amjad Habib and wife, Jennifer Habib, of record in Book 10417, Page 150, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2003 which are a lien but not yet due and

Davidson County DEEDWARR
Recvd: 12/17/03 11:14 2pgs
Fees:12.00 Taxes:0.00
20031217-0179929

payable to be paid by Grantees, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 30 day of MAY, 2003.

Victoria A. Maier
**VICTORIA A. MAIER**

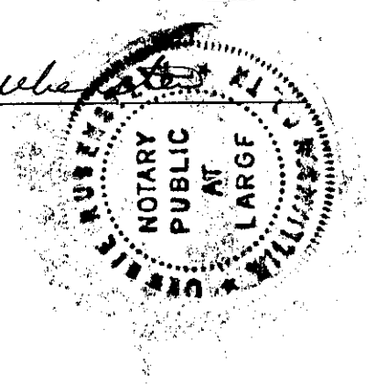
**STATE OF TENNESSEE )**
**COUNTY OF** WILLIAMSON **)**

Personally appeared before me, Debbie Rubenstein, the undersigned, a Notary Public, in and for said State and County, **Victoria A. Maier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of May, 2003.

Debbie Rubenstein
NOTARY PUBLIC

My Commission Expires: July 30, 2003




State of Tennessee, County of WILLIAMSON
Received for record the 05 day of
JUNE 2003 at 11:15 AM. (RECR 550159)
Recorded in official records
Book 2860 Pages 379- 380
State Tax $ 273.80 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 286.80.
Register of Deeds SADIE WADE
Deputy Register JENNY LANEY