03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Sheri Michelle Word
Affiant

Subscribed and sworn to before me, this 21st day of November, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 12/22/03 13:51 2pgs
Fees:13.00 Taxes:355.20

20031222-0181824

Address of New Owner:	Send Tax Bills to:	Tax Information
Sheri Michelle Word 431 Summit Ridge Place Nashville TN 37215	New Owner	131-05-0-B 431.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. Michael Simmons, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sheri M Word , hereinafter called the Grantees, their successors 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. 431 on the Plan of Four Seasons, a Condomimium Development , together with the undivided percentage interest in the Common Elements appurtanent to said unit, as set forth in the Master Deed establishing Four Seasons a Condomimium of record in Book 6841, Page 349, and Book 6841, Page 375, Register's Office for said county, to which plan reference is hereby made for a more complete descripton. Book 6847, Page 122,

Being the same property conveyed to W. Michael Simmons by deed from Sara W. Sensenbach and husband, Thomas M. Joseph, of record in Book 11485, Page 213, Register's Office for Davidson County, Tennesee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 431 Summit Ridge Place, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of November, 2003.

W. Michael Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, W. Michael Simmons, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 20th day of November, 2003.

Notary Public

My Commission expires 03/14/05