Dav. Co. File Box 14-A
jtc file no. 16798-3

# WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth L. Regen (NAME) | "NEW OWNER" (NAME) | MAP 090-11-0-A |
| 515 Basswood Avenue, P-150 (ADDRESS) | (ADDRESS) | PARCEL 150co |
| Nashville, TN 37209 (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, Garnetta D. Hays, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Regen

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. P-150 of Rock Harbor Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Rock Harbor Condominiums of record in Book 6153, Page 421, and Restated Master Deed, Developer's Report, and Engineer's Letter of record in Book 6162, Page 251, and further amended in Book 7369, Page 206, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6153, Page 448, and as amended in Book 6896, Page 661, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Rock Harbor Condominium Apartments, of record as set out on Exhibit C1 thru C4 of the Master Deed (Pages 463 thru 466) in Book 6153, Page 421, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Davis and Hays, a partnership consisting of Garndal Davis and Garnetta Davis, by Deed from FMS, Inc., a Tennessee corporation, of record in Book 8721, Page 95, and by Deed of Correction of record in Book 8725, Page 812. Said property was further conveyed to Garnetta D. Hays by Quitclaim Deed from Davis and Hays Properties, a partnership

CONTINUED

unimproved ( )
This is improved (X) property, known as 515 Basswood Ave, P-150, Nashville, TN 37209
(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 23rd day of December, 2003

Garnetta D. Hays
Garnetta D. Hays

Davidson County DEEDWARR
Recvd: 12/23/03 15:51 2pgs
Fees:13.00 Taxes:149.85

20031223-0182770

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 Garnetta D. Hays, unmarried

the 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 and official seal at NASHVILLE, Tennessee, this 23rd day of December, 2003

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON 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 the _____ and _____ respectively of the _____ the within named bargainor, a _____, 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 _____, 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 _____.

Comm. Expires 04/10/05

My commission expires _____

Notary Public

CONTINUTATION OF LEGAL DESCRIPTION

consisting of Garndal Davis and Garnetta D. Hays of record in Instrument No. 20000420-0039775. The said property was further conveyed, in error, to Barbara Mitchell, unmarried by Deed from Garnetta D. Hayes of record in Instrument No. 20010622-0066483 but was further conveyed back to Garnetta D. Hayes by Quitclaim Deed from Barbara Mitchell, unmarried, of record in Instrument No. 20011026-0117288, Register's Office for Davidson County, Tennessee. The said Garnetta D. Hayes and Garnetta D. Hays being one in the same person.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rock Harbor Condominium Apartments, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.