THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
Accubanc Mortgage
3232 Newmark Dr
Miamisburg, OH 45342

MAP PARCEL NUMBERS
136-15-0-B, #59

Davidson County DEEDWARR
Recvd: 12/29/03 11:45 2pgs
Fees:13.00 Taxes:543.90
20031229-0183078

WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of November, **2003**, by and between **Keith S. Templeman and Mary K. Templeman, husband and wife**, party of the first part, and Novella Page, unmarried, party of the second part,

WITNESSETH: That for and in consideration of cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Unit Lot No. 59 on the plan of A Horizontal Property Regime(Private Element) Phase 2, Smith Springs Townhomes, Revision 1 of Record in Instrument Number 200106290068937, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate description legal description.

Being the same property conveyed to Keith S. Templeman and wife, Mary K. Templeman by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, of record in Instrument Number 200206270077509, dated 6-24-02, and recorded 6-27-02, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 200106290068937; By-Laws of record in Book 11666, page 191; Restrictive Covenants of record in Book 11666, page 151; Storm Water Detention Agreement of record in Book 11540, page 482; Charter of record in Book 11666, page 149; Supplemental Declarations of record in Instrument 200108100086561; Conveyance of Common Area in Instrument No. 200108100086561; and any and all zoning regulations, easements, right of ways, setback lines, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Keith S. Templeman by Sharon Doss attorney in fact

Keith S. Templeman by Sharon Doss, Attorney in Fact

Mary K Templeman by Sharon Doss, Attorney in Fact

Mary K. Templeman by Sharon Doss, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sharon Doss, the attorney in fact for **Keith S. Templeman and Mary K. Templeman, husband and wife,** to me known to be the person described in and who executed the foregoing instrument with proper authorization on behalf of Keith S. Templeman and wife, Mary K. Templeman, and acknowledged that she executed the same for the purposes therein contatined as attorney in fact for Keith S. Templeman and Mary K. Templeman as recorded simultaneously herewith.

WITNESS my hand and Notarial Seal at office this 26th day of November, 2003.

My commission expires 11-24-07

Notary Public

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 147,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of November, 2003.

NOTARY PUBLIC

My commission expires:

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

MY COMMISSION EXPIRES MAY 29, 2006

PROPERTY ADDRESS:
3401 Anderson Rd Unit 59
Nashville, TN 37013

NAME AND ADDRESS OF NEW OWNER:
NOVELLA PAGE
3401 Anderson Road, Unit 59
Nashville, TN 37013