L. BARRETT, P.C.
...lue South, Suite 200
Franklin, TN 37064

Warranty Deed

Davidson County DEEDWARR
Recvd: 12/31/03 13:02 2pgs
Fees:13.00 Taxes:562.40
20031231-0184890

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Emma L. Alley	new owner	Map: 132-09-0-B
214 Brattlesboro Place		Parcel: 210.00 CO
Nashville, TN 37204		16DA-40269

For and in Consideration of the sum of $152,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, Julie Ann Nelson Craddock (formerly Julie Ann Nelson), joined by her spouse, John P. Craddock (who joins herein for the sole but express purpose of conveying any right, title, and/or interest he has in the herein described real property by virtue of his marital status with said Grantor, but not otherwise) hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Emma L. Alley, an unmarried person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being that certain condominium apartment unit known as **Unit No. 210** on Lot No. 3 on the plan of **Brattlesboro Place**, a horizontal property regime, as established by the **Master Deed at Book 6313, page 496**, and said Unit No. 210 on Lot No. 3 is shown on the plan that is attached at the last page (page 559) of said Master Deed (at Book 6313, page 496) as "EXHIBIT B TO MASTER DEED" (although this plan is the second Exhibit "B" since the By-Laws at page 532 of said Master Deed is also attached as an Exhibit "B" and furthermore said "Unit No." 210 is listed in the "Legend" to said plan as "Tax Map Parcel Number and Postal Number" identification when in fact the U.S. Postal Service later changed the street address [and **only** the street addres or "Postal Number"] to "214" Brattlesboro Place, Nashville, TN 37204), and said Brattlesboro Place, the development, is also shown on the plans of record at Plat Book 5200, page 731 as amended at Plat Book 6050, page 79 (although Unit No. 210 is not identified on either of those plans), all as of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being all the same property conveyed to the grantor* herein by deed as of record at Instrument Number 20020208-0017487, in said Register's Office, and the above description is the same as appears therein. *Julie Ann Nelson

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

See Page 2

Master Deed (together with the By-Laws and other Exhibits thereto) at Book 6313, page 496, the plans of record at Plat Book 5200, page 731 and Plat Book 6050, page 79, and the Charter of record at Book 5788, page 626, as amended, all of record in said Register's Office.

This is IMPROVED property known as: 214 Brattlesboro Pl., Nashville, TN 37204
(unimproved/ improved)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 18 day of DECEMBER, 20 03

x _____
Julie Ann Nelson Craddock
[formerly Julie Ann Nelson]

x _____
John P. Craddock

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 152,000.00

_____, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 12/18/03

My Commission Expires: 11-22-05

_____
Notary Public

COMMONWEALTH OF KENTUCKY:
COUNTY OF Barren :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Ann Nelson Craddock and her spouse John P. Craddock

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on December 18, 2003.

My Commission Expires: 8-14-05

[Affix Notary Seal!!]

_____
Notary Public

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court

MarbutGaston:WarrantyDeed