Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #03-1715

Davidson County DEEDWARR
Recvd: 01/02/04 15:13 2pgs
Fees:13.00 Taxes:795.50
20040102-0000806

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Ditty, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Marjorie B. Workman, unmarried,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

BEING a certain condominium apartment in Davidson County, Tennessee, described as Unit No. 22, The Clairmont Condominiums, a Horizontal Property Regime, located on Woodlawn Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of The Clairmont Condominiums, recorded in Plat Book 6200, page 551, said Register's Office and described in a Master Deed recorded in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, reinstated in Book 8263, page 703, said Register's Office, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Clairmont Condominiums, contained in the Master Deed and By-Laws appended thereto recorded in book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, reinstated in Book 8263, page 703; By-Laws amended in Book 8108, page 913, and Book 8251, page 180, Register's office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jennifer Ditty, unmarried by deed of record in Inst No. 20020520-0061393, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3053 Woodlawn Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of December, 2003

Jennifer Ditty

Marjorie B. Workman

State of Tennessee)
County of Davidson)

On this 31st day of December, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jennifer Ditty, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215,000.00.

X Marjorie B. Workman
Affiant

Sworn and subscribed before me on this the 31st day of December, 2003.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

NEW OWNER:
Marjorie B. Workman
3053 Woodlawn Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Countrywide Home Loans
2021 North Gallatin Road #292
Madison, TN 37115

TAX MAP-PARCEL #:
117-2-D-22CO