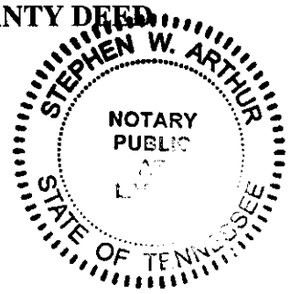
Dav. Co. File Box 14-A
jtc file no. 16806-3

WARRANTY DEED



Comm. Expires 05/30/07

Davidson County DEEDWARR
Recvd: 01/13/04 08:38 2pgs
Fees:13.00 Taxes:695.60



20040113-0004959

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$188,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Janice Rice**	Send Tax Bills To: **"NEW OWNER"**	Map-Parcel Numbers **Map 131-05-0-A, Parcel 123co**
123 Jefferson Square		
Nashville, TN 37215		

FOR AND IN 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 I,

Irene W. Markle, an unmarried woman

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

Janice Rice, ~~an unmarried woman~~ a married woman

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. 123 of the Jefferson Square Townhouses, (Section One) a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Jefferson Square, (Section One) Condominiums, of record in Book 4731, Page 332, as amended in Book 5826, Page 693, and in Book 8550, Page 3, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4731, Page 332, and as amended in Book 5676, Page 31, book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Book 418, Book 8550, Page 973, Book 9276, Page 249 and Book 10355, Page 306, 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 Jefferson Square Townhouses, (Section One), of record in Book 4675, Page 12, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Irene W. Markle, by Deed from Charles E. Kinder and wife, Phyliss J. Kinder, of record in Book 7403, Page 23, Register's Office for DAVIDSON County Records.

This conveyance is subject to the Master Deed and By-Laws of Jefferson Square, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X_) Unimproved (____) property, known as: **123 Jefferson Square, 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 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 convenant 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/our hand(s) this **12th** day of **January, 2004.**

Irene W. Markle

Irene W. Markle

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 **Irene W. Markle, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **January, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05