THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22123-12-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $65,800.00. Affiant Subscribed and sworn to before me this 8th day of January, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Angela M. Webb 500 Paragon Mills Road C-1 Nashville, TN 37211	**Send Tax Bills To:** America's Wholesale Lender 4500 Park Granada Calabasas, CA 91302	**Tax Information:** Map No.133-11-A Parcel No. 015.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gaylia A. McKinney, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela M. Webb, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 500 Paragon Mills Road C-1, Nashville, TN, 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of January, 2004.

Gaylia A. McKinney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gaylia A. McKinney**, 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, at office, this 8th day of January, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 01/13/04 16:07 2pgs
Fees:13.00 Taxes:243.46

20040113-0005541

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-1 on the Plan of Canterbury Hall, of record in Plat Book 5200, page 159, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Canterbury Hall Condominium, a horizontal property regime established by Master Deed of record in Book 5440, page 255 as amended in Book 5441, Page 819 and Book 5865, Page 101, said Register's Office.

Being the same property conveyed to Gaylia A. McKinney, unmarried by deed dated March 8, 1985 from Joe M. Welling and wife, Freda C. Welling and J. Chad Welling of record in Book 6512, Page 338, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 County Taxes, which have been prorated and assumed by the Grantee;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.;
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Canterbury Hall Condominium, of record in Book 5440, Page 255, amended in Book 5441, Page 819 and Book 5865, Page 101, Register's Office for Davidson County, Tennessee;
5) Charter of Incorporation of Canterbury Hall Homeowner's Association of record in Book 5446, Page 152, Register's Office for Davidson County, Tennessee;
6) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, Page 647, Register's Office for Davidson County, Tennessee; and
7) All matters appearing on the Plan of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee.