Dav. Co. File Box 14-A
jtc file no. 16817-2

File Box 14A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 01/27/04 14:01 2pgs
Fees:13.00 Taxes:2151.92
20040127-0010366

W & I Ref:(_____) Title No: 44195
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard B. French Jr. 702 Bowling Avenue #F Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 117-01-A-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$581,600.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lucie W. Cammack , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard B. French Jr.** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3-B of Bowling Square Condominium, Resubdivision of part of Lot No. 4 a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4860, Page 51, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common element of the Condominium.

Being the same property conveyed to Lucie W. Cammack, unmarried by deed from Frances B. Corzine, unmarried, of record in Document No. 20001218-0123815, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, Page 51, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4724, page 753, amended in Book 4932, page 150, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 702 F Bowling Avenue, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 26th day of January, 2004.

Lucie W. Cammack

Lucie W. Cammack

State of TENNESSEE

County of DAVIDSON

On this 26th day of January, 2004 , before me the undersigned authority, personally appeared Lucie W. Cammack, 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.

CHRISTY WIVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $581,600.00

Affiant

Sworn and subscribed before me this the 26th day of January, 2004

Deborah H. Bernie

Notary Public

My Commission Expires: _____

DEBORAH H. BERNIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Comm. Expires 3/28/06