Davidson County DEEDWARR
Recvd: 02/11/04 10:50 2pgs
Fees:13.00 Taxes:259.00
20040211-0016484

00115

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map &, Parcel 104-6-A-86

Send Tax Statements To:
FIRST STATE BANK
86 STONEBRIDGE BLVD.
JACKSON, TN 38305

Name/Address New Owner:
JASON ARNOLD
3514 West End Ave.Unit 810-D
Nashville, TN 37203

Name of Mortgagee:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SARAH A. GREEN**, have bargained and sold and by these presents do transfer and convey unto **JASON ARNOLD**, his heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being Unit No. 810-D on the Plan of Continential Condominiums, of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sarah A. Green by Substitute Trustee's Deed of record in Instrument No. 20031201--0172415, as amended in Instrument No. 20031216-0179361, Register's Office for Davidson County, Tennessee..

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2004 Davidson County property taxes are a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument, with Grantee assuming responsibility for payment of same.

2. .All matters as shown on the Plan of Continential Condominiums, of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 5862, page 589, as amended in Book 6135, page 788, and Book 6435, page 549, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the **6th** day of **February, 2004.**

Sarah A. Green
SARAH A. GREEN

By: Ed Schell
ED SCHELL, Atty-in-fact of record in Instument No. 20040211-0016483 **RODC, TN.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this February 6, 2004, before me personally appeared, **ED SCHELL, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of SARAH A. GREEN, and who acknowledged that he executed the same as the free act and deed of the said SARAH A. GREEN.**

WITNESS my hand and seal, at office, on this **6th** day of **February, 2004.**

My Commission Expires:
1-19-05

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $70,000.00.

Affiant

Sworn to and subscribed before me on this **6th** day of **February, 2004.**

My Commission Expires:

Notary Public

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004