PENNY TITLE 06
Box 48A

Please Return To:
Penny Title & Escrow Company, Inc.
308 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,900.00

Affiant

Subscribed and sworn to before me, this 24th day of February,

Notary Public

My commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 02/26/04 10:17 2pgs
Fees:13.00 Taxes:539.83
20040226-0021807

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Holly Ann Rice	**Chase Manhattan Mortgage Corp.**	**104-14-O-D-9-CO**
2724 Linmar Avenue	**P.O. Box 47020**	
Nashville, TN 37215	**Doraville, GA 50362**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Elizabeth N. Parks, a single woman

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

Holly Ann Rice

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:

Land in Davidson County, Tennessee being Unit No. 9 of Linmar Place III Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7887, page 558, Register's Office for Davidson County, Tennessee, 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 plat of Linmar Place III Condominiums set forth as Exhibit "C" of said Master Deed, of record in Book 7887, page 617, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Elizabeth N. Parks, by Warranty Deed, from Libbi McCullough, an unmarried woman, of record in Instrument No. 20011017-0113219, dated October 15, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Charter for Homeowners Association of record in Book 7233, page 923, Register's Office for DAVIDSON County, Tennessee.
2. Subject to rights of others in and to common areas / elements.
3. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
4. Master Deed of record in Book 7887, page 558, Register's Office for DAVIDSON County, Tennessee.
5. By-Laws of record in Book 7887, page 594 and Book 8103, page 984, Register's Office for DAVIDSON County, Tennessee.
6. Any and all visible easements lying on or across the property.

This is improved (__X__) unimproved (____) property known as 2724 Linmar Avenue, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant 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 24th day of February, 2004.

Elizabeth N. Parks By: A. Scott Hubbard Attorney-in-fact
Elizabeth N. Parks, by A. Scott Hubbard, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Elizabeth N. Parks for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Elizabeth N. Parks, and is authorized by Elizabeth N. Parks to execute this instrument on her behalf.

This the 24th day of February, 2004.



My Commission Expires: _____

_____
Notary Public