27A
1 of 2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

CHARLES A. SULLIVAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires

Davidson County DEEDWARR
Recvd: 02/26/04 10:40 2pgs
Fees:13.00 Taxes:406.63
20040226-0021833

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dave Costin	ABN AMRO Mortgage	117-3-A
(NAME)	(NAME)	(MAP)
3000 Hillsboro Road #145	P.O. Box 57068	145.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Irvine CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For an in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jane K. Holston and Mary Kathryn Brady,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Dave Costin,† hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson, TENNESSEE, described as follows, to-wit:

† unmarried.

A certain condominium apartment in Davidson County, TN, described as Unit No. 145 of Versailles Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, TN, as shown on the plat of Versailles Apartments, Condominium apartments, recorded in Plat Book 5050, page 80, said Register's Office, and described in a Master Deed and By-Laws recorded in Book 5168, page 944, as amended in Book 5589, page 367, Book 5659, page 641 as re-recorded in Book 5667, page 375, and further amended in Book 7770, page 955 and Book 8434, page 719, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Versailles Apartments, Condominium Apartments contained in the Master Deed and By-Laws recorded in Book 5168, page 944, as amended in Book 5589, page 367, Book 5659, page 641 as re-recorded in Book 5667, page 375, and further amended in Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jane K. Holston and Mary Kathryn Brady by deed from Melanie L. Hampton, dated May 28, 1982, of record in Book 10318, page 26, Register's Office for Davidson County, TN.

*Both unmarried as joint tenants with right of survivorship.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3000 Hillsboro Road #145, Nashville, Tennessee 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 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 18th day of February, 2004.

Jane K. Holston

Mary Kathryn Brady

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jane K. Holston; Mary Kathryn Brady with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of February, 2004.

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004