(1)

19955
Box 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/04 14:20 2pgs
Fees:13.00 Taxes:388.50
20040227-0022540

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to me on February 25, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19955SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lucinda Godsey 11 Music Square East, Unit 604 Nashville, TN 37203	Same	93-13-A-604 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Debra Day, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lucinda Godsey, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 604 of Spence Manor Condominiums Created Under Title 66, Chapter 27, Section 101, Et Seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Spence Manor Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Debra Day, by deed from Bankers Trust Company of California, NA, of record as Instrument No. 20021212-0153585, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes; and
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; and
3. Spence Manor Condominiums Master Deed Establishing a Horizontal Property Regime, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee.
4. By-Laws appended thereto, including any liens for assessments as provided therein, Easements and Restrictions as contained therein, of record in Book 6794, page 260, Register's Office for Davidson County, Tennessee.
5. Matters shown on a survey dated September 24, 1982, by Turner Engineering Co., Inc., including an encroachment on the back sidewalk on the northeast corner of the property and four water mains and water valves along the eastern property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property on the southside, and such other matters as an accurate survey of the premises would show.
6. Charter of the Spence Manor Condominiums, Inc., of record in Book 6790, page 237, as amended by Instrument No. 20011106-0121962 and Instrument No. 20020710-0083218, Register's Office for Davidson County, Tennessee.

7. Subject to the rights of others in and to the common areas.
8. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This property is also known as improved property located at 11 Music Square East, Unit 604, Nashville, TN 37203.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on February 25, 2004.

Debra Day

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 25, 2004, before me personally appeared Debra Day, 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 that (s) he executed the same as his/her free act and deed.

Witness my hand and official seal on February 25, 2004.

NOTARY PUBLIC

My Commission Expires: _____

