Davidson County DEEDWARR
Recvd: 03/09/04 10:03 2pgs
Fees:13.00 Taxes:129.50
20040309-0026732

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17685G

MAP/GROUP/PARCEL:
52-16-A/51

NEW OWNER'S NAME AND ADDRESS:
Dennis Allen LaRue
1301 Neely's Bend F-51
Madison, TN.

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, James R. Webb and Cynthia W. Webb, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto Dennis Allen LaRue, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Apartment Unit No. F-51, of Neely's Bend Condominium created under Title 64, Section 2701, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, 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 Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such unit.
>
> The subject property is improved property commonly known as 1301 Neelys Bend F51, Madison, Tennessee.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 11273, Page 803, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James R. Webb

Cynthia W. Webb POA James R. Webb

Cynthia W. Webb

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James R. Webb, individually, and as attorney-in-fact for Cynthia W. Webb, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 27th day of February, 2004.

NOTARY PUBLIC

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES: SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $35,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of February, 2004.

NOTARY PUBLIC

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES: SEPT 22, 2007