19963

(1)
BOX 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/04 14:43 2pgs
Fees:13.00 Taxes:569.80
20040312-0028790

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $154,000.00.

Affiant

Subscribed and sworn to me on March 12, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19963SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy M. Huffaker 212 Sloan Road Nashville, TN 37209	SAME	103-8-B-212 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, Lacy Knight and husband, Jason Douglas Walters, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Timothy M. Huffaker, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 212 on the Plan of Parklane Condominiums, Phase III, as shown on Exhibit "B" to the Master Deed of record in Book 7486, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Lacy Knight by deed from Donna M. Paz, an unmarried person, dated October 29, 1996, of record in Book 10240, page 968, 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 which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record as Exhibit "B" to the Master Deed of record in Book 7486, page 75, Register's Office for Davidson County, Tennessee; and

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase III, of record in Book 7486, page 75, Register's Office for Davidson County, Tennessee, and it attendant By-Laws; and
4. Charter of Incorporation of Parklane Condominiums of record in Book 7710, page 305 and Book 7895, page 173, Register's Office for Davidson County, Tennessee; and
5. 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.

This property is also known as improved property located at 212 Sloan Road, Nashville, TN 37209.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 March 12, 2004.

Lacy Knight

Jason Douglas Walters

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 12, 2004, before me personally appeared Lacy Knight and Jason Douglas Walters to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 12, 2004.

NOTARY PUBLIC

~~NOTARY PUBLIC AT LARGE~~
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

My Commission Expires: 5/30/2004