File #200480038

Davidson County DEEDWARR
Recvd: 03/12/04 14:56 2pgs
Fees:13.00 Taxes:88.43

20040312-0028799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauray Sowell	AmSouth Bank	Map: 103-2-C-94
(NAME)	(NAME)	
276 White Bridge Road, Unit 94	2050 Parkway Office Circle	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Birmingham, AL 12345	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JANET E. RICHEY, AN UNMARRIED PERSON AND ROBIN A. O'LEARY, AN UNMARRIED PERSON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LAURAY SOWELL AND WIFE, DOROTHY L. SOWELL**, 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:

A certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 94, as shown on the Plan of West End Terrace, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing West End Terrace, a Condominium, of record in Book 6657, Page 549 and amended in Book 7541, Page 955, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet E. Richey, an unmarried person and Robin A. O'Leary, an unmarried person by Warranty Deed dated October 18, 1985, to be effective October 31, 1985 of record in Book 6699, Page 216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 3642, Page 417; By-Laws of record in Book 6657, Page 572; Master Deed of record in Book 6657, Page 549 and amended in Book 7541, Page 955; Charter of West End Terrace Homeowners' Association of record in Book 7142, Page 904 and amended in Book 7589, Page 847 and in Book 7589, Page 849; Deed of Conveyance of an 8 inch Sanitary Sewer of record in Book 3840, Page 386; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3859, Page 859; Permanent and Temporary Construction Easement of record in Book 5894, Page 97 and Book 5894, Page 101; Easement for television cable of record in Book 5974, Page 755; Unrecorded Lease Agreement with Home Coin Laundry dated December 6, 1977 which is contained in Deed of record in Book 6699, Page 216; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 276 White Bridge Road, Unit 94, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 10th day of March, 2004.

Janet E. Richey, By: Jane Holston, Attorney-in-Fact

Robin A. O'Leary, By: Jane Holston, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Sumner

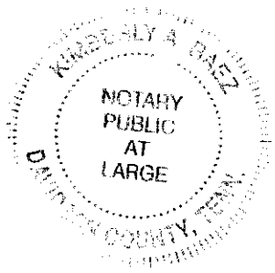
On this 4th day of March, 2004, before me personally appeared Jane Holston, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Janet E. Richey and Robin A. O'Leary and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. * _____, Register's Office of Davidson County, Tennessee.

* 20040312-0028797 ; # 20040312-0028798

Witness my hand and official seal, this 10th day of March, 2004.

Notary Public

My Commission Expires: 1-29-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066