Davidson County DEEDWARR
Recvd: 03/17/04 14:18 2pgs
Fees:13.00 Taxes:282.68
20040317-0030466

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $76,400.00. Tamara Dale **Affiant** Subscribed and sworn to before me, this 15th day of March, 2003. Linda Turner Ray Notary Public My Commission Expires: 1/26/06

LINDA TURNER NOTARY PUBLIC LAF DAVIDSON COUNTY

Address New Owner As Follows:
Tamara Dale
210 Hickory Hill Court
Nashville, TN 37214

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 096-07-0-A 007.00CO
3DZ 62418

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANA RENEE WALKER**, UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TAMARA DALE**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2, Lot 6, on the Plan of Bianca Square, of record in Book 5800, page 101, Register's Office for Davidson County, Tennessee, as amended in Book 5200, page 661, Register's Office for said County, and further amended to add utility and drainage easement of record in Book 6055, page 760, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shana Renee Walker by deed from John T. Graves and wife, LaDonna Graves, of record as Instrument No. 20020117-0007266, Register's Office for said County, and re-recorded as Instrument No. 20020227-0025079, Register's Office for DAvdison County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 6162, page 195, as amended in Book 6165, page 566 and further amended in Book 9885, page 208, Register's Office for Davidson County, Tennessee, and By-Laws attached to the Master Deed, as amended of record in Book 6225, page 906, said Register's Office.

3. Matters shown on the Plan of record in Book 5800, page 102, and amended in Book 5200, page 661, Register's Office for said County, and further amended to add utility and drainage easement of record in Book 6055, page 760, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 210 Hickory Hill Court, Nashville, TN 37214.

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 I covenant with the said Grantee that I am 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 further covenant and bind myself, my 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 person whomsoever.

WITNESS my hand this 15 day of March, 2004.

Shana Renee Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHANA RENEE WALKER, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of March, 2004.

Linda Turner Ray
Notary Public

LINDA TURNER RAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/28/06