PICK-UP

Davidson County DEEDWARR
Recvd: 03/18/04 10:54 2pgs
Fees:13.00 Taxes:129.50
20040318-0030816

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Gregory B. Bullard	Same	Map: 43-10-A
1912 Boscobel Street		Parcel: 39
Nashville, TN 37206		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

BOBBIE M. STOVALL DANIELS

hereinafter called the GRANTOR, having bargained and sold, and by these presents do transfer and convey unto,

GREGORY B. BULLARD

hereinafter called the GRANTEE, his heirs and assigns, a condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit B-301 (B-30), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Bobbie M. Stovall by deed from Madison Park Associates, Ltd. of record in Book 5598, page 87, the said Bobbie M. Stovall now being Bobbie M. Daniels, having since remarried.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for 2004;
2. Plat for Madison Park Condominiums of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee;
3. All terms and conditions of Master Deed and By-laws of Madison Park Homeowner's Association of record in Book 5462, pages 614-649, Register's Office for Davidson County, Tennessee.

George E. Daniels, husband of Bobbie M. Stovall Daniels, joins in this instrument to transfer and convey any right, title or interest he has in the aforesaid property as a result of marital rights.

This is improved property known as 555 North Dupont Avenue, Unit B-30, Madison, TN 37115.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit

to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 17th day of March, 2004.

BOBBIE M. STOVALL DANIELS

Bobbie M. Stovall Daniels

GEORGE E. DANIELS

George E. Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobbie M. Stovall Daniels and George E. Daniels, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of March, 2004.

NOTARY PUBLIC

My commission expires: May 30, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Gregory B. Bullard

Sworn to and subscribed before me this 17th day of March, 2004.

NOTARY PUBLIC

My commission expires: May 30, 2004.