PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (cmw) Title No: 41087
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/24/04 15:09 3pgs
Fees:17.00 Taxes:0.00
20040324-0033607

RE-RECORD

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
EMILY L. DAHLGREN 3000 Hillsboro Place, #48 Nashville,TN 37215	COUNTRYWIDE HOME LOANS, INC. 718 Thompson Lane , Suite 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 117-03-A-048 07DA 75146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eugene D. Seroka, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto EMILY L. DAHLGREN, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 113 on the Plan of Woodland Hills Phase Two, Section One, of record in Book 7900, page 408, said Register's Office.

SAID Lot No. 113 fronts 57.85 feet on the southwesterly margin of Bruner Court and extends back 150.27 feet on the northwesterly line and 122.24 feet on the southeasterly line to a dead line in the rear, measuring 96.07 feet thereon.

BEING the same property conveyed to Vicki D. Palmer, unmarried, by deed from W. L. Bainbridge, Inc., of record in Book 10614, page 804, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 408, said Register's Office, which Plan shows minimum setback lines 10 foot easement for public utility and drainage purposes along the rear line(s) 2.5 X 25 foot utility anchor easement located on the northeasterly front corner of said lot and 10 foot easement for sanitary sewer purposes along the front line of said lots; Restrictive covenants of record in Book 9055, page 943, said Register's Office.

This is improved property, known as: 3000 Hillsboro Place, #48, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

SEE EXHIBIT A FOR CORRECTED LEGAL DESCRIPTION AND DERIVATION CLAUSE.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on August 2, 1999.

X _____
Eugene D. Seroka

State of Tennessee
County of Davidson

On August 2, 1999, before me the undersigned authority, personally appeared Eugene D. Seroka, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

X _____
Notary Public

My Commission Expires: _____

My Commission Expires MAY 22, 2003

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127,500.00

_____
Affiant

Sworn and subscribed before me on August 16, 19 99.

_____
Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0625318
IDENTIF. & REFERENCE

99 AUG 17 PM 1:37

REGISTER
DAVIDSON COUNTY, TN.

7156 08/17 0003 03HEIDK

482.75

Wldoc: Deed Wty QDoc

Exhibit "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 48 of Versailles Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Master Deed of record in Book 5050 Page 80 amended by Surveyors Certificate of Correction of record in Book 5171, Page 153, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Eugene D. Seroka, unmarried by deed from John E. Loiseau, unmarried of record in Book 8601, page 316, Register's Office for Davidson County, TN.

Above described conveyance is subject to;Taxes for 2002, and subsequent yearsThe Plan, with Owner's Certificate, of record in Book 5050, page 80 amended by Surveyors Certificate of correction of record in book 5171, Page 153 , said Register's Office, which Plan shows minimum building set back lines and easements to which reference is hereby made for a more complete description thereof; Subject to the provisions of the condominium Master Deed of record in Book 5168, Page 944, Book 5168, Page 961, Book 5589, Page 367, Book 5659, Page 641, book 5667, Page 375, Book 7770, Page 955, Book 8434, Page 719, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.