THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File #22465-03-2004 **Record & Return To:** **Rudy Title and Escrow** **2012 21st Ave South** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $198,000.00 Affiant Subscribed and sworn to before me this 23rd day of March, 2004. Notary Public My Commission Expires: 9/25/04

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Hale Percinel 106 Stokeswood Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.08 Parcel No. 006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paulette S. Osborne, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hale Percinel, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 Stokeswood Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of March, 2004.

Paulette S. Osborne

Davidson County DEEDWARR
Recvd: 03/26/04 13:37 2pgs
Fees:13.00 Taxes:732.60

20040326-0034383

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Paulette S. Osborne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Revised Plan of Stokeswood Condominium, of record in Plat Book 6200, page 438, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Stokeswood Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6441, page 577 as amended in Book 6453, page 620 and in Book 6923, page 777, said Register's Office.

Being the same property conveyed to Paulette S. Osborne, single by deed dated, August 24, 1998 from James K. Patterson, single of record in Book 11084, page 962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2. Charter of Incorporation of Stokeswood Homeowner's Association, Inc. of record in Book 6470, page 149, Register's Office for Davidson County, Tennessee;
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Stokeswood Condominiums, of record in Book 6441, page 577, amended in Book 6453, page 620 and in Book 6923, page 777, Register's Office for Davidson County, Tennessee;
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.;
5. Storm water detention agreement of record in Book 6779, page 669, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record in Plat Book 6200, page 438, Register's Office for Davidson County, Tennessee.