File Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/04 14:03 2pgs
Fees:13.00 Taxes:570.73

20040331-0036344

B-FC-04-0825

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,250.00

Affiant

Subscribed and sworn to before me this 29th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY, TN
CARRIE ANN GLADNEY LARGE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krista L. Thornton	New Owner	
825 Battle Field Drive	(NAME)	118-6-A-5 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY WYNNE, UNMARRIED AND RONALD LEE WYNNE AND WIFE, MERVIN JONES WYNNE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTA L. THORNTON, UNMARRIED* AND WILLIAM H. THORNTON AND WIFE, AND VIRGINIA S. THORNTON, ** nereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*a 1/2 interest

**a 1/2 interest, the half interests, as they relate to one another, to be held in joint tenancy with right of survivorship.

LAND in Davidson County, Tennessee, being Unit No. 825 on the Plan of Campbell Grove Condominiums, as of record in Book 6250, Page 196, and as further set out on Exhibit "A" on the first amendment to the Master Deed, of record in Book 6553, Page 486, and Master Deed being of record in Book 6400, Page 323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberly Wynne, unmarried, and Ronald Lee Wynn and wife, Mervin Jones Wynne by Deed dated September 16, 1998 and filed for record on September 17, 1998 in Book 11116, Page 786, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easements of record in Deed Book 4326, Page 864, Book 4309, Page 536, and Book 4380, Page 452; Access Easements of record in Book 5462, Page 872, 875 and 878, all of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

By-Laws filed of record in Book 6400, Page 323, Book 6553, Page 486 and Book 8414, Page 856, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 825 Battle Field Drive, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 29th day of March, 2004.

Kimberly Wynne

Kimberly Wynne

Ronald Lee Wynne

Ronald Lee Wynne

Mervin Jones Wynne

Mervin Jones Wynne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Wynne, Ronald Lee Wynne and Mervin Jones Wynne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, ~~this~~ the 29th day of March, 2004.

Notary Public

My Commission Expires: 11-24-07

(SEAL)

CARRIE ANN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903