Davidson County DEEDWARR
Recvd: 04/06/04 15:12 2pgs
Fees:13.00 Taxes:583.68

20040406-0039042

Dav. Co. File Box 14-A
jtc file no. 16981-2

This instrument prepared by:
MURFREE, COPE, HUDSON & SCARLETT, Attorneys
Murfreesboro, Tennessee 37130
From information furnished by the parties

NAME AND ADDRESS OF NEW OWNER:

CINDY H. STEINE
3000 Hillsboro Road #64
Nashville, TN 37215

SEND TAX BILLS TO:

~~SAME~~
National Bank of Commerce
P. O. Box 30046
Durham, NC 27702-3046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED
Map 117-3/Group A/Parcel:64

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, MATTHIAS B. MURFREE, IV, and wife, SARAH T. MURFREE, have this day bargained and sold and do hereby transfer and convey unto CINDY H. STEINE, her heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit 64 of the Versailles Apartments, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Versailles Townhomes Homeowners' Association, of record in of record in Book 5168, page 994, and as amended in Book 7770, page 955, and in Book 8434, page 719, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5168, page 961, and as amended in Book 5589, page 367, and in Book 5659, page 641, and re-recorded in Book 5667, page 375, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Versailles Apartments, Condominium Apartments, of record in Book 5050, page 80, and as corrected in Book 5171, page 153, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Matthias B. Murfree, IV, an unmarried person, by Warranty Deed dated May 23, 2001, from Joseph W. Castelli and wife, Susan Long Castelli, of record in Instrument No. 20010531-0056175, in the Register's Office of Davidson County, Tennessee. The said Matthias B. Murfree, IV, having since married.

THIS CONVEYANCE IS MADE SUBJECT to restrictions, covenants, and easements that are applicable to the above described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same; and that the same is unencumbered except the 2004 property taxes which have been prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

I the undersigned, SARAH T. MURFREE, hereby join in the execution of this instrument for the purpose of and do hereby convey to the grantee all of my right, title, claim and interest in and to the above described real estate, including but not limited to my homestead, dower, and any and all other marital rights.

Possession of said real estate is to be given by the grantors to the grantee upon delivery of this deed.

WITNESS OUR HANDS on this the 31st day of March, 2004.

Matthias B. Murfree IV
MATTHIAS B. MURFREE, IV

Sarah T. Murfree
SARAH T. MURFREE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, MATTHIAS B. MURFREE, IV, and wife, SARAH T. MURFREE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 31st day of March, 2004.

BESSIE L. GIBSON Notary Public At Large RUTHERFORD COUNTY

Bessie L. Gibson
NOTARY PUBLIC

My commission expires:
2-20-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $157,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matthias B. Murfree IV
AFFIANT

Sworn to and subscribed before me this 31st day of March, 2004.

BESSIE L. GIBSON Notary Public Large RUTHERFORD COUNTY

Bessie L. Gibson
NOTARY PUBLIC
My commission expires: 2-20-07