Realty Title 06
Box 48A

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me, this 7 **day of** April, **2004.**

Notary Public
My commission expires: 11-27-2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Elizabeth Downey	Chase Manhattan Mortgage Co.	64-13-0-B-48
101 Laurel Hill Drive	5409 Maryland Way	
Old Hickory TN 37138	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Billie J. Myers, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Mary Elizabeth Downey, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being a certain condominium unit described as follows: Unit No. 101 on a Horizontal Property Regime as shown on the condominium site plat of laurel Hill Courtyard Homes, according to the Master Deed of record in Book 7456, Page 438, as amended in Book 7717, Page 82, and more particularly described in Plat Book 6900, Page 573, said Register's Office for Davidson County, TN.

Being the same property conveyed to Billie J. Myers by quitclaim deed, dated 04/11/02, from James B. Myers, of record in Instrument No. 200204150046544, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 101 Laurel Hill Drive, Old Hickory, TN 37138

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 04/08/04 14:42 2pgs
Fees:13.00 Taxes:362.60
20040408-0040397

WITNESS my hand this 7 day of April, 2004.

Billie J. Myers

Billie J. Myers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Billie J. Myers, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 7 day of April, 2004.

Notary Public

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.