This space for Register's Office:

Davidson County DEEDWARR
Recvd: 04/08/04 15:04 2pgs
Fees:13.00 Taxes:277.13

20040408-0040421

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

**ADDRESS NEW OWNER:**
**Elizabeth F. Wilson, ,et vir**
**150 Brighton Close**
**Nashville, TN 37205**

**SEND TAX BILLS TO:**
**New Owner**

**Map 93-13A-503 CO**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Rust, unmarried** hereinafter called the **Grantor**, do hereby convey unto **Elizabeth F. Wilson and husband Walter H. Wilson, Jr.** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Unit No. 503 on the plan of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq, ,as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, Page 219, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said master deed reference is hereby made for the plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Stephanie Rust on September 23, 2003 by Special Warranty Deed of record in Instrument No. 20031007-0147896, Register's Office for said County.

**This conveyance is subject to taxes for 2004 which have been prorated and assumed by Grantee and subject to the aforementioned Master Deed.**
**This is not the residence of the Grantor.**
**This is improved property known as 11 Music Square East Unit #503, Nashville,TN 37203.**

**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.

**GRANTORS COVENANT** with the said 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 FURTHER CONVENANTS** 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 5th day of April, 2004.

Stephanie Rust

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

**SUBSCRIBED AND SWORN TO BEFORE ME** this 5 day of April. 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

**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 $74,900.00.

Affiant

Sworn and subscribed before me on April 5, 2004.

Notary Public

My Commission Expires: 2-20-05