Davidson County DEEDWARR
Recvd: 04/14/04 08:53 2pgs
Fees:13.00 Taxes:375.18

20040414-0041690

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 101,400.00.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this the 5th day of April, 2004.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/27/04

NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

WARRANTY DEED

Name and Address of New Owner:
Michael R. Grubbs
3000 Hillsboro Road, Unit 108
Nashville, TN 37215

Send Tax Bills To:
Micharel R. Grubbs
3000 Hillsboro Road, Unit 108
Nashville, TN 37215

Map/Parcel Number:
117-3-O-A-108-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Gillian Murrey and husband, Henry Murrey**, John B. Murrey being deceased at the time of this conveyance, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael R. Grubbs, unmarried** , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson
County, Tennessee, described as follows to-wit:

BEING Unit No. 108 on the Plan of Versailles Apartments, of record in Book 5050, Page 80, Register's Office for Davdison County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John B. Murrey and Gillian Murrey and husband, Henry Murrey by deed from Kaye McCadless-Ryan dated August 8, 1997, recorded in Book 10564, Page 45, Register's Office for Davidson County, Tennessee. John B. Murrey deceased on May 23, 1998 an is therefore not involved in this conveyance.

The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the by-laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles, of record in Book 5168, Page 944, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3000 Hillsboro Road, Unit 108, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the5th day of April, 2004

Henry Murrey

Gillian Murrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Gillian Murrey and husband, Henry Murrey , the bargainor(s), with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of April, 2004

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075

OWNER'S AFFIDAVIT