File #200410064

Davidson County DEEDWARR
Recvd: 05/04/04 08:24 2pgs
Fees:13.00 Taxes:2016.50

20040504-0050298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Andrew Francy	Bank of America	Map: 145-15-A-2.00 CO
(NAME)	(NAME)	Parcel:
1199 Otter Creek Road	900 West Trade Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37220	Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONSTANCE K. FRANZBLAU,** * hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DAVID ANDREW FRANCY,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *married

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 10B, in a Horizontal Property Regime as shown on the condominium site plan of Stratford Place, as of record in Book 6250, Page 560, Register's Office, Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and sewer, water, electrical, telephone and other utility easements now or hereinafter established over, through, or upon the land embracing the regime and contained in the Master Deed Establishing a Horizontal Property Regime of Stratford Place Residential Condominiums as of record in Book 6250, Page 560, said Register's Office.

Being the same property conveyed to John D. Pierce and wife Jan M. Pierce by Warranty Deed dated October 16, 1987 of record in Book 7381, Page 756, being further conveyed to Arnold H. Franzblau and Constance K. Franzblau, husband and wife, by Warranty Deed dated April 30, 2003 of record in Instrument No. 20030523-0070727, and being further conveyed to Constance K. Franzblau by Quitclaim Deed dated July 31, 2003 of record in Instrument No. 20030811-0114528, Register's Office for Davidson County, Tennessee.

Arnold H. Franzblau, spouse of Constance K. Franzblau, hereby joins in this conveyance and conveys any and all interest that he may have in the said property, including but not limited to, the marital interest, to the Grantee.

This conveyance is subject to the following:
Master Deed of record in Book 6472, Page 47, Book 7140, Page 592, Book 7234, Page 801, Book 7353, Page 472, Book 7426, Page 234, Book 7756, Page 116 and in Book 7903, Page 652; By-Laws of record in Book 6472, Page 86; Deed of Conveyance to Metro of record in Book 6850, Page 341 and Book 8128, Page 23; Agreement to Maintain of record in Book 6430, Page 601; Easement to Metro of record in Book 7758, Page 749, any and all matters shown on plat of record in Plat Book 6250, Page 560 and Declaration of Correction of record in Book 6944, Page 481; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1199 Otter Creek Road, Nashville, TN 37220
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 22nd day of April, 2004.

Constance K. Franzblau by Adele Franzblau-Kleinrock
as Attorney in Fact

Arnold H. Franzblau by Adele Franzblau-Kleinrock
as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 22nd day of April, 2004, before me personally appeared Adele Franzblau-Kleinrock, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Constance K. Franzblau and Arnold H. Franzblau and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No._____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 22nd day of April, 2004.

Notary Public

My Commission Expires: 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

(SEAL)

Mail After Recording To:

First Title and Escrow Company, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
#22500
File Box 9B