Davidson County DEEDWARR
Recvd: 05/06/04 15:08 2 pgs
Fees:13.00 Taxes:603.10

20040506-0052014

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

29th DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES

File No. G4-1262D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennie Anne Nitschke, unmarried (NAME)	Professional Mortgage Group (NAME)	117-7-M
2057 Stokes Lane (STREET ADDRESS OR ROUTE NUMBER)	PO Box 10189 (STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P.O. ZIP)	Murfreesboro, TN 37129 (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, WE, Craig Hodges, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennie Anne Nitschke, unmarried , 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:

Land in Davidson County, Tennessee, being unit No. 2057, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of Record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of Record in Plat Book 5200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Craig Hodges, unmarried , by Deed of Record as Instrument No. 200308210121835, dated August 14, 2003, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fairsted Partners, by Deed of Record as Instrument No. 200211210145224, dated November 21, 2002, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stokes Condo, LLC, by Deed of Record as Instrument No. 200211210145223, dated November 21, 2002, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Principle Life Insurance Co., by Deed of Record as Instrument No. 200011160113788, dated November 10, 2000, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 2057 Stokes Lane, 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, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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. Whenever 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 my/our hand(s) this 29th day of April, 2004.

Craig Hodges

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 Craig Hodges, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of April, 2004.

Commission expires 6/26/04

Notary Public

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of April, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of April, 2004.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282