(2)

Davidson County DEEDWARR
Recvd: 05/27/04 12:39 3pgs
Fees:18.00 Taxes:417.73

20040527-0062574

4/17.73
18.00
435.73

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $112,900.00. Brenda McElyea Affiant Subscribed and sworn to before me, this 21st day of May, 2004. Notary Public My Commission Expires: 2/13/08

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Address New Owner As Follows: Brenda McElyea 998 Todd Preis Drive Nashville, TN 37221	Send Tax Bills To: Same as Owner	Map-Parcel Number: 142-05-0-D 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADELAIDE F. COYLE, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRENDA McELYEA, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. Q-402, on the Plan of River Plantation Condominium Apartments, Phase 1, Section 4, of record in Plat Book 4675, page 127, and Book 4860, pages 17-19, as amended in Book 4860, pages 107-109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adelaide F. Coyle by deed from Douglas D. Pannell and wife, Sarah E. Pannell, of record as Instrument No. 20010105-0001763, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4675, page 127, Book 4860, pages 17, 18 & 19, and Book 4860, pages 107, 108 & 109, Register's Office for Davidson County, Tennessee.

3. 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 interest 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 of record in Book 4892, page 440, as amended in Book 4956, page 756, Register's Office for said County.

4. Easements granted to Harpeth Valley Utility District by instrument of record in Book 3770, page 6, said Register's Office.

5. TVA easement of record in Book 2274, page 547, said Register's Office.

6. Graveyard with right of ingress and egress thereto as reserved in deed of record in Book 174, page 70, said Register's Office.

7. Gas line easement of record in Book 7776, page 934, said Register's Office.

This is improved property known as 998 Todd Preis Drive, Nashville, TN 37221.

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 and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of May, 2004.

Adelaide F. Coyle

By: Susan Clayton, attorney in fact
Susan Clayton, attorney-in-fact

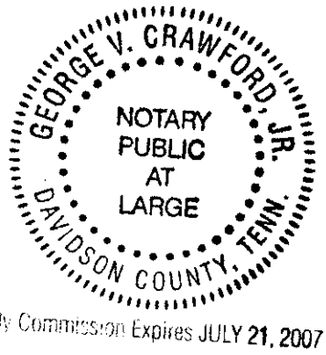
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 17th day of May, 2004.

Notary Public

My Commission Expires: _____



My Commission Expires JULY 21, 2007