PICK-UP

Davidson County DEEDWARR
Recvd: 06/01/04 14:23 2pgs
Fees:13.00 Taxes:878.75

20040601-0063909

Warranty Deed

Old Republic Title: Owner's Title Number: SV 3567898

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Carolyn W. Huber	Carolyn W. Huber	Map: 103-16-H
4040 Woodland Dr., #14	3250 Pulaski Highway	Parcel: 005.00-CO
Nashville, TN 37205	Columbia, TN 38401	7DA-93215

For and in Consideration of the sum of $ 237,500.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Ruth Randolph, Trustee** and/or **Ray Randolph, Trustee** both with full power to mortgage, sell, encumber, restrict and/or convey in any manner whatsoever that either desires and without the requirement of the joinder of any beneficiary or trustor of said trust or the requirement of the joinder of the other Trustee herein named, either of whom may act * hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Carolyn W. Huber

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being **Unit No. 14** on the plan of **Stanford Place**, a condominium horizontal property regime, as shown on Exhibit "B" to the **Master Deed** as of record at **Book 10018, page 140**, Register's Office for said County, and as described therein and to said Master Deed reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, together with all fixtures, appliance, wall coverings, carpets and/or floor coverings, and/or other improvements as agreed and with the undivided interest in the General and Limited Common Elements appurtenant thereto (all herein collective referred to as the "Property").

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 11765, page 290**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Master Deed, together with the Exhibits and By-Laws thereto, as of record at Book 10018, page 140, as amended at Book 10058, page 623, and specifically including the plan at Exhibit "B", all said Register's Office.

*independent of the other

This is IMproved property known as: 4040 Woodland Dr., #14, Nashville, TN 37205
{~~unimproved~~ / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 28TH day of MAY, 20 04

Ruth Randolph, Trustee as Trustee but not further or otherwise

Ray Randolph, Trustee as Trustee but not further or otherwise

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 237,500.00 . , Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 05-28-2004 .

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

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 Ruth Randolph acting as Ruth Randolph, Trustee and Ray Randolph acting as Ray Randolph, Trustee

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on MAY 28, 2004

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public : Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143