Davidson County DEEDWARR
Recvd: 06/02/04 13:06 2pgs
Fees:13.00 Taxes:259.00
20040602-0064496

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/29/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bessie G. Lynch	NBC	Map 108
810 Patio Court	115 29th Ave S.	Group 3-O-A
Nashville, TN 37214	Nashville, TN 37212	Parcel 6-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 considerations, the receipt of which is hereby acknowledged, we

Shauna L. Dooley f/k/a Shauna L. Pewitt and husband, Jeffery Dooley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bessie G. Lynch

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:

A certain condominium unit and lot in Davidson County, Tennessee, being Lot No. 6, Unit No. 6, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase Two, Section Three, Patio Villa, of record in Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shauna L. Pewitt, unmarried, by deed from Silvia C. Wilson, unmarried, of record in Instrument 20010430-0043297, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5970, Page 829; Book 6014, Page 978; Book 5970, Page 861; Book 6406, Page 709; Book 6015, Page 11; Book 6555, Page 576; Book 7266, Page 827, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 5200, Page 495, said Register's Office; (3) Avigation Easement of record in Book 9550, Page 890, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 810 Patio Court, Nashville, TN 37214

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. 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 my hand this 25th day of May, 2004.

Shauna L. Dooley

Jeffery Dooley

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 Shauna L. Pewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.