Davidson County DEEDWARR
Recvd: 07/02/04 08:08 2pgs
Fees:13.00 Taxes:395.90

20040702-0078832

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 107,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2004. NOTARY PUBLIC MY COMMISSION EXPIRES 3/31/07

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TN 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Britta Mary Watters	Pinnacle National Bank	MAP: 131-58
311 Summit Ridge Circle	211 Commerce St, Ste 300	Parcel: 311
Nashville, TN 37215	Nashville, TN 37201	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CELINA T. REYES-HAILEY, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRITTA MARY WATTERS, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 311 Summit Ridge Circle, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of June, 2004.

Celina T. Reyes-Hailey by Philip Bao, Attorney-in-Fact

Celina T. Reyes-Hailey by Philip Bao, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 30th day of June, 2004, before me personally appeared Philip Bao to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Celina T. Reyes-Hailey and acknowledged that he executed the same as the free act and deed of said Celina T. Reyes-Hailey.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public _____ My Commission Expires: 3/31/07

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 311 on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in Master Deed establishing Four Seasons, a Condominium, as of record in Book 6841, Page 349, Register's Office said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Celina T. Reyes-Hailey by Warranty Deed from James Claxton and wife, Janie K. Claxton and Bettina McDonald, an unmarried person, of record in Instrument Number 200006190060919, Register's Office for Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Celina T. Reyes-Hailey pursuant to a power of attorney executed by the same on the 06/23/2004, and being filed for in Instrument # *20040702-0078831, Register's Office for Davidson County, Tennessee.

*20040702-0078831