Davidson County DEEDWARR
Recvd: 07/02/04 09:37 2pgs
Fees:13.00 Taxes:177.48
20040702-0078919

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
John L. Charron and Jerri Lynn Charron
417 Dahlia Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 131-5B
PARCEL 244.00 CO
07DA-92170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John D. Clay, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John L. Charron and Jerri Lynn Charron, married, as tenants by the entirety, 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:

> Unit No. 244 as shown 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 the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to John D. Clay by deed from Mary Margaret Caldwell of record in Book 10545, Page 707; and subsequintly by Quitclaim Deed of record in INST: 20020115-0006055, Register's Office for Davidson County, Tennessee.

Taxes for 2004 have been pro-rated and assumed by Grantees.
Subject to Declaration of Covenants, Conditions and Restrictions/Master Deed and Bylaws, contained in Instrument of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, said Register's Office.

This is improved property known as 244 Summit Ridge Drive, 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 John L. Charron and Jerri Lynn Charron, married, their heirs and assigns, forever; and I, John D. Clay, unmarried, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

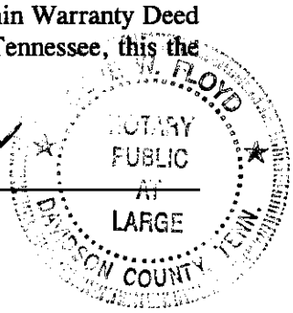
Witness my hand this the ~~29th~~ 1st day of ~~June~~ July, 2004.

John D. Clay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John D. Clay, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the ~~29th~~ 1st day of ~~June~~ July, 2004.

NOTARY PUBLIC



My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 47,968.50.

AFFIANT

Subscribed and sworn to before me this ~~29th~~ 1st day of ~~June~~ July, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

