Dav. Co. File Box 14-A

Davidson County DEEDWARR
Recvd: 07/02/04 15:38 2pgs
Fees:13.00 Taxes:549.45

20040702-0079473

#17227-3

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$148,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF **JUNE, 2004**.

Notary Public

MY COMMISSION EXPIRES: 3/25/06.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRENE W. MARKLE	AmSouth Bank Loan ServicingRCN-6	**142-7C-60 CO**
(NAME) **268 MYHR GREEN**	(NAME) P. O. Box 847	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) Birmingham, AL 35201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ELMER PAUL KNEEDLER AND WIFE, RUTH KEPNER KNEEDLER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRENE W. MARKLE,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 60 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated, 66-27-101 through 66-27-123, herein referred to as "the Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office of Davidson County, Tennessee, and By-Laws appended thereto at Book 7184, page 71, said Register's Office, as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office (collectively "the Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit. Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Elmer Paul Kneedler and wife, Ruth Kepner Kneedler, by deed from Elmer Paul Kneedler of record as Instrument Number 20010823-0091152, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Master Deed for Ashley Green of record in Book 7184, page 44, amended in Book 7482, page 312, By-Laws of record in Book 7184, page 71, said Register's Office, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **268 MYHR GREEN, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE that we 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 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 GRANTEE, her 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 our hands this 30th day of June, 2004.

Ruth Kepner Kneedler

RUTH KEPNER KNEEDLER

HIS

ELMER PAUL ( ) KNEEDLER

MARK

Lee A. Cohen

Witness to his mark

Witness to his mark

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 **ELMER PAUL KNEEDLER AND RUTH KEPNER KNEEDLER,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2004.

My commission expires: **September 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen

Notary Public