THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 07/23/04 13:48 2pgs
Fees:13.00 Taxes:489.90
20040723-0088341

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,405.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES: 2-28-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBERS
Van Wanless	OWNER	MAP 143-3-A
(NAME)	(NAME)	
6910 Highland Park Drive		PARCEL 16
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jason C. Grass and wife, Joann G. Grass

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

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 part of Harpeth Glen Condominium tract as shown plat hereto of record in Plat Book 4460, page 99 of the Registers office of Davidson County, Tennessee, the part hereby conveyed being:

Unit No. D-6 on the said action plat together with the carport designated number D-6, a family unit type No. 11 as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Harpeth Glen Condominium, including the Plan and the Administrative, By-Laws thereunto attached and exhibited recorded in Book 4546, page 658, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Jason C. Grass and wife JoAnn G. Grass by warranty deed from Whitney G. Martin, unmarried as of record in Instrument NO. 20000929-0096450, Registers office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2004 which have been prorated, and payment thereof, by acceptance of this conveyance is expressly assumed by the Grantees; all matters appearing on the Plan of record in Plat Book 4460, page 99; Master Deed of record in Book 4546, page 658 and amended in Book 4630, page 504, Book 4775, page 384, Book 4872, page 973 and Book 9797, page 493; declaration of covenants, conditions and restrictions of record in Book 5178, page 138; By-Laws in Book 4546, page 670 and amended in Book 5583, page 756, Book 5720, page 447, Book 7538, page 346 and Book 8017, page 310, Charter of record in Book 4452, page 916, all of record in the Registers office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6910 Highland Park Drive, Nashville, TN 37205
(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 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 our hand s this 19th day of July, 2004

Jason C. Grass

Joann G. Grass

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 Jason C. Grass and wife, Joann G. Grass

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 19th day of July, 2004.

Commission expires 1-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public