Davidson County DEEDWARR
Recvd: 08/16/04 09:42 2pgs
Fees:13.00 Taxes:399.23

20040816-0098617

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this Transaction is $107,900.00

Affiant

Sworn to and subscribed before me this 13th day of August, 2004

NOTARY PUBLIC

My Commission expires 3/10/07

THIS INSTRUMENT WAS PREPARED BY:

Jay B. Jackson, UAW-Legal Services Office, P.O. Box 1797, Spring Hill, TN 37174

ADRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**Map and Parcel No.**
Roger E. Redel **2950 Baby Ruth Ln., #15** **Antioch, TN 37013**	Same as New owner	**163-11-0-E 015.00 CO**

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ERNESTINE S. NICK, n/k/a TINA MORSE,** and husband, **EVERT J. MORSE,** (who joins in this conveyance for the purpose of conveying any marital interest that he may have in the property), hereinafter called the Grantors, have bargained and sold, and by these present do transfer and convey unto **ROGER E. REDEL,** wife, **LINDA A. REDEL** and **JENNIFER L. REDEL,** an unmarried woman, **as tenants in common with rights of survivorship,** hereinafter called the Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 15 on the Plat, Timber Trace Townhouses of record in Instrument No. 200011220115447, as amended in Instrument No. 20010104-0001310, said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed by York Construction, LLC to Ernestine S. Nick, unmarried, by Deed dated July 30, 2001 and recorded August 3, 2001, in Instrument Number 20010803-0082742, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. County taxes for the year 2004 which are a lien, but not yet due and payable.
2. Easement recorded in Book 1229, page 5; Book 3843, Page 727; Book 4572, Page 995; Book 4591, Page 552; Book 8526, Page 362 and Book 9190, Pages 480 and 484.
3. Charter of the Timber Trace Townhouse Owners' Association as set forth in instrument recorded in 20001122-0115563, as amended in Instrument Number 20010329-0030061.
4. Conveyance of Common Area to the Timber Trace Townhouse Owners' Association as set forth in Instrument recorded in Instrument Number 20010329-0030063.
5. All other Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Timber Trace Townhouses, Second Revision of record in instrument number

20001122-0115563, as amended by instrument(s) of record in Instrument Numbers 20010314-0024381, 20010329-0030062 and 20020517-0060761; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Timber Trace Townhouses, second revision as recorded in Instrument Number 20020514-0059199.
7. All other Easements, restrictions, encumbrances and matters of record in the Register's Office for Davidson County, Tennessee

This is improved property known as **2950 Baby Ruth Lane, #15, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of August, 2004.

Ernestine S. Nick n/k/a Tina Morse

ERNESTINE S. NICK n/k/a Tina Morse

Evert J. Morse

EVERT J. MORSE

STATE OF TENNESSEE)
COUNTY OF MAURY)

Personally appeared before me, Jay B Jackson, the undersigned Notary Public in and for said County and State, the within named grantor(s), **ERNESTINE S. NICK, n/k/a TINA MORSE and Evert J. Morse** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 12th day of August, 2004.

JAY B. JACKSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Jay B Jackson

Notary Public

My commission expires : 12-15-07