Davidson County DEEDWARR
Recvd: 09/20/04 10:49 2pgs
Fees:13.00 Taxes:1036.00
20040920-0112737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of September, 2004.

Notary Public

My Commission Expires: 11.22.05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary Lou Watts
4400 Belmont Park Terrace, Unit # 242
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
131-7-B-242 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary R. Barker, unmarried, n/k/a Mary C. Rieke** hereinafter referred to as Grantors, hereby transfers and conveys to **Mary Lou Watts** hereinafter referred to as Grantees, their 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. 242 on the Plan of Section Ten, Arden Place, of record in Book 5210, Page 218, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mary R. Barker, unmarried by Warranty Deed from Marianne Rhea, unmarried of record in Instrument No. 20010828-0093563, Register's Office for Davidson County, Tennessee dated August 14, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5210, Page 218, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4754, Page 455, Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636, and Book 4628, Page 473, Register's Office for Davidson County, Tennessee.

Deed conveying the common areas of record in Book 5516, Page 688, said Register's Office.

Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

Subject to rights of others in and to the common areas and/or elements.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4400 Belmont Park Terrace, Unit # 242, Nashville, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of September, 2004.

Mary C. Rieke

Mary R. Barker
n/k/a Mary C. Rieke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary R. Barker, unmarried, n/k/a Mary C. Rieke, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2004.

Notary Public

My Commission Expires: 11-27-05

NOTARY PUBLIC AT LARGE

11365-KH