Davidson County DEEDWARR
Recvd: 10/19/04 14:52 2pgs
Fees:13.00 Taxes:162.80
20041019-0125730

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $44,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2004.

Notary Public
My commission expires: 9/24/05

02-0410-43509

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles David Blackwood	New Owner	90-11-0-A-020.00
515 Basswood Avenue Unit A20		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. Kirby Davis, Jr. and wife, Ann A. Davis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles David Blackwood, unmarried, hereinafter called the Grantee, his successors 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. 20 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, Pages 463-466, Register's Office for said County, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et seq., as amended in Book 6162, Pages 251-270, said Register's Office, to which reference is hereby made for a more particular description.

BEING the same property conveyed to W. Kirby Davis, Jr. and wife, Ann A. Davis by deed dated 12/31/84 of record in Book 6468, Page 808, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 515 Basswood Avenue Unit A20, Nashville, TN 37209

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 15th day of October, 2004.

W. Kirby Davis, Jr.

Ann A. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, W. Kirby Davis, Jr. and Ann A. Davis, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of October, 2004.

State of Tennessee at Large

My Commission expires 9/4/05

