Davidson County DEEDWARR
Recvd: 10/25/04 09:54 3pgs
Fees:18.00 Taxes:399.60
20041025-0127715

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Dav. Co. File Box 14-A
jtc file no. 2713-3

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mavis Elaine Harrop
Charles L. Harrop, Jr.
1097 General George Patton Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Same

MAP/PARCEL:
Map 142-6C
Parcel 017.00 CO

WARRANTY DEED
IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees", and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, I, Angela Sigears, unmarried, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto Mavis Elaine Harrop and Charles L. Harrop, Jr., as joint tenants with right of survivorship (hereinafter collectively called the "Grantees", the said Grantees being sister and brother), their heirs and assigns, the following described premises, to-wit:

LAND in Davidson County, Tennessee being a part of the Plan of Doral Country Villa Condominiums, Section Four, as of record in Plat Book 5050, page 61, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

Being Unit No. 71-A on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villas Condominiums, Section 1, as of record in Book 5011, page 395, as amended in Book 5015, page 251, made applicable to Section Four of record in Book 5157, page 252, and further amended in Book 5157, page 254, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the terms and conditions of the said horizontal property regime as set forth in the recorded instruments referenced above, and Bylaws of record in Book 5011, page 429, said Register's Office, taxes for the current and subsequent years, and the lien of a Deed of Trust executed by Angela Sigears to Attorneys Title Company, Inc. Trustee of record as Instrument No. 20031113-0165868, said Register's Office.

Being the same property conveyed to Angela Sigears by deed from Mavis Elaine Harrop and Charles L. Harrop, Jr. of record as Instrument No. 20031113-0165867, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 131 Williamsburg West Court, Nashville, TN 37221.

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 the undersigned Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and the Grantor does further covenant and bind herself, her heirs and assigns, 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.

It is the express intention of the parties to this Deed that all liens and security interests created, represented or perfected by that certain Deed of Trust, Assignment of Rents and Security Agreement dated November 10, 2003 and recorded as Instrument No. 20031113-0165868, Register's Office for Davidson County, Tennessee (the "Mortgage") shall be retained by the Grantees and shall not be released or cancelled with the delivery of this Deed. In no event shall the lien and security interest of the Mortgage or any of the other Loan documents against the Property merge with the fee title, but rather, shall remain at all times separate and distinct, notwithstanding any union of interest in the Grantees. The lien held by the Grantees on the Property established by the Mortgage shall be and remain at all times a valid and continuous lien upon the Property until and unless said lien is released of record by the Grantees.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 21st day of October, 2004.

Angela Sigears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Affiant

Sworn to and subscribed before me on this 21st day of October, 2004.

Notary Public
My commission expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

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 Angela Sigears, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of October, 2004.

Notary Public
My commission expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

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