WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/04 13:58 3pgs
Fees:18.00 Taxes:122.10

20041122-0139835

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 2004

NOTARY

Notary Public

MY COMMISSION EXPIRES: March 25, 2006

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ivey	SAME AS NEW OWNERS	MAP 102-7A
7364 Indian Creek Road (NAME)	(NAME)	PARCEL 25
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37209		
(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, Margaret Suzanne Frey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ivey and wife, Judy Ivey

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:

Property in Davidson County, Tennessee, being Unit No. C-4 on the Plan of West Meade Condominiums, as created under Title 66, Sections 2701 et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653 and Book 7333, Page 415, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "A-1" of said Master Deed. Reference is here made to the Plan of West Meade Condominium Apartments, of record in Book 5200, Page 430, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Margaret Suzanne Frey by Warranty Deed from Eric D. Glasser of record as Instrument No. 20021007-0122057 in the Register's Office for Davidson County, Tennessee, and including all right, title and interest, if any, in Margaret Suzanne Frey in and to that certain Recreational Easement of record in Book 4552, Paeg 507, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF WEST MEADE CONDOMINIUM APARTMENTS OF RECORD IN BOOK 5200, PAGE 430, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also

CONTINUED

unimproved ( )
This is improved (X) property, known as 6680 Charlotte Pike, C-4, Nashville, Tn 37209
(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 my hand this 22nd day of November 2004

Margaret Suzanne Frey

Margaret Suzanne Frey

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 Margaret Suzanne Frey

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 seat at Madison, _____, Tennessee, this 22nd day of November, 2004.

Commission expires March 25, 2006

Notary Public

LYNNE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires MAR. 25, 2006

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

LEGAL DESCRIPTION CONTINUATION

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 thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of West Meade Condominium Apartments of record in Book 5923, Page 704, as amended in Book 6277, Page 653 and Book 7333, Page 415, Register's Office for Davidson County, Tennessee; further subject to Ingress and Egress Easement along the southerly boundary of a 4.94 acre tract described in Book 5471, Page 708, said Register's Office for the continuing use of the blacktop area to the extent that said area encroaches upon the adjoining tract of land to the south, which Easement is of record in Book 4265, Page 587, said Register's Office.(as it may affect herein described property); and further subject to Sanitary Sewer and/or Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4520, Page 836, Register's Office for Davidson County, Tennessee.