WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/04 15:53 2pgs
Fees:13.00 Taxes:617.90
20041129-0141736

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee File No. 17526-1
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$167,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Teresa B. Bolton **Bradley M. Bolton**	**Bank of America, N.A**	**103-16-0-F-007co**
3841 Whitland Avenue	**P. O. Box 17404**	
Nashville, TN 37205	**Baltimore, MD 21297-1404**	

FOR AND IN 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,

John A. Deane and wife, Natasha G. Deane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa B. Bolton and Bradley M. Bolton, wife and husband

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:

LAND in Davidson County, Tennessee, being Unit G on the Plan of Wilson Place, as of record in Book 6200, Page 3, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Wilson Place, a horizontal property regime established by Master Deed and By-Laws of record in Book 6268, Page 296, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John A. Deane and wife, Natasha G. Deane, by Deed from Elizabeth Stuart Leavell Holliman and husband, William Holliman, of record in Instrument No. 20000406 0034871, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the 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, of record aforementioned; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of - Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been paid by the Grantor herein.

This is Improved (X) Unimproved (____) property, known as: **3841 Whitland Avenue, Nashville, TN 37205**

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 convenant 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/our hand(s) this **22nd** day of **November, 2004.**

John A. Deane

Natasha G. Deane

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 **John A. Deane and wife, Natasha G. Deane,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **November, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.