PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 12/06/04 13:10 2pgs
Fees:13.00 Taxes:425.50
20041206-0144899

W & I Ref:(_____) Title No: 46003
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth Anne Daniel 4505 Harding Rd. 73E Nashville , Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-3-A-65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha Bowman, unmarried**, formerly known as Martha B. Quarrier, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Anne Daniel, a single woman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 73E of Royal Oaks Tower Condominium Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4460, page 189 as corrected by Surveyors Certificate of Correction of record in Book 4728, page 756 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Martha B. Quarrier by deed from Ronald B. Rice, unmarried of record in Doc. No. 20011217-0139175, said Register's Office. The said Martha B. Quarrier is now knows as Martha Bowman

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 189 as corrected by Surveyors Certificate of Correction in Book 4748, page 756, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4710, page 901, Book 4798, page 813, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4505 Harding, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of December, 2004.

Martha Bowman

State of TENNESSEE
County of DAVIDSON

On this 3rd day of December, 2004 , before me the undersigned authority, personally appeared Martha Bowman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Sworn and subscribed before me this the 3rd day of December, 2004

Notary Public

My Commission Expires: 9-20-08

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY