Davidson County DEEDWARR
Recvd: 01/04/05 15:20 2 pgs
Fees:13.00 Taxes:684.50

20050104-0001390

Prepared By:
DOT Title, LLC
1995 North Park Place
Suite 100
Atlanta, GA 30339

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2004.

Notary Public
My Commission Expires: 11/25/2006

Address of New Owner:	Send Tax Bills To:	Tax Information:
Carol L. Santoro		**104-02-0-S 003.00 CO**
116 31st Avenue N.	**NEW OWNER**	
Apt# 103		
Nashville, TN. 37203		

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, **Dedra L. Thomas, unmarried, and Kathie G. Thomas, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carol L. Santoro, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 103, together with Parking Space No. 19, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200002030011406, including without limitation the By-laws appended thereto, as Exhibit "C", said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such Unit and Parking Space.

BEING the same property conveyed to Dedra L. Thomas and Kathie G. Thomas, by Warranty Deed from Craighead Development, LLC., a Tennessee Limited Liability Company, dated 07/31/2000 and recorded 08/02/2000 in Instrument No. 20000802-0076679, said 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; 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 Hedrick Place Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record.

This property is improved property known as 116 31st Ave. N. Apt#103, Nashville, TN 37203.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behalf of the said party of the second part, his heirs and assigns forever in fee simple.

And the said party of the first part, his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Dedra L. Thomas
Dedra L. Thomas
by Kathie G. Thomas, AIF

Kathie G. Thomas
Kathie G. Thomas

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 Kathie G. Thomas, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Dedra L. Thomas and that she is authorized by Dedra L. Thomas to execute this instrument on her behalf.

Witness my hand and seal this 29th day of December, 2004.

Notary Public

My commission expires: 3-22-2008

WHITNEY G. LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee, COUNTY OF Davidson

I, a Notary Public of the County and State first above written, do hereby certify that Kathie G. Thomas personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of December, 2004.

Notary Public

My Commission Expires: 3-22-2008

(SEAL)

WHITNEY G. LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RECEIVED TIME DEC. 29. 10:28AM