# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#2811-2

The actual consideration or value, whichever is greater, for this transfer is **$62,000.00.**

Lisa L. Aiken
Affiant

Subscribed and sworn to before me, this the 4th day of February, 2005.

Notary Public

My commission expires: 4/10/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/07/05 09:07 2 pgs
Fees:13.00 Taxes:229.40

20050207-0013720

**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 |
|---|---|---|
| **LISA L. AIKEN** | **"NEW OWNER"** | **Map 147-16-0-A, Parcel 010.00co** |
| **110 McMurray Circle** | | |
| **Nashville, TN 37211** | | |

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,

**WALTER F. AIKEN and wife, WANDA AIKEN**

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

**LISA L. AIKEN, unmarried**

HEREINAFTER CALLED THE GRANTEE, HER 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 No. 10 on the Site Plan of McMurray Court, as of record in Book 6250, Page 230, and amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, if any, appurtenant to said Unit, to which said plan reference is hereby made for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Walter F. Aiken and wife, Wanda Aiken, by Warranty Deed dated October 14, 1994, from Bang Lam and wife, Xuandzung Truong, of record in Book 9501, Page 124, 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, if any; 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 Declarations establishing a Horizontal Property Regime of McMurray Court Condominiums, of record in Book 6446, Page 539, and as amended in Book 6481, Page 849, and in Book 7325, Page 261, in Book 7338, Page 23, in Book 8631, Page 850, and Appointment of Successor Trustee in Book 11013, Page 61, all of record in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee herein.**

This is IMPROVED (__X__) unimproved (____) property, known as: **110 McMurray Circle, Nashville, TN 37211**.

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 our hands this **4th** day of **February, 2005.**

Walter F Aiken
**WALTER F. AIKEN**

Wanda Aiken
**WANDA AIKEN**

**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 **WALTER F. AIKEN and wife, WANDA AIKEN,** 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 **4th** day of **February, 2005.**

**Notary Public**

**My Commission Expires:** 4/12/05