WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/05 08:35 3 pgs
Fees:18.00 Taxes:159.10

20050317-0029214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 2005

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

Bradley Y. Emery Notary Public at Large Davidson Co. Tenn.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine E. Newcomb	American Home Mortgage	MAP 119-14-A
(NAME)	(NAME)	
2929 Selena Drive, E-78		PARCEL 78
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Jack H. Dalton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Elaine E. Newcomb and Earl Newcomb (A/K/A Eleanor Elaine Newcomb)

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:

Unit No. 78, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Jack H. Dalton by deed from Home Service Corporation of record in Book 6078, page 171, Register's Office for Davidson County, TN.

Jeanette H. Dalton joins in this conveyance to convey any interest she may have as the wife of Jack H. Dalton.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 64-2701, et seq of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights

CONTINUED

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive, E-78, Nashville, TN 37211
(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 11th day of March, 2005

Jack H. Dalton

Jack H. Dalton

Jeanette H. Dalton

Jeanette H. Dalton

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 Jack H. Dalton and Jeanette H. Dalton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of March 2005.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

established by and contained in the Master Deed and ByLaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, page 520, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.