BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#18899-2

The actual consideration or value, whichever is greater, for this transfer is **$172,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/27/05 08:18 2 pgs
Fees:13.00 Taxes:636.40

20050527-0059771

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
OLIVIA L. SIBLEY	**"NEW OWNER"**	**Map 143-01-0-A, Parcel 233.00co**
233 Windsor Terrace Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

GIGI C. ARCHULETA , an unmarried woman

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

OLIVIA L. SIBLEY

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 233 of the Windsor Terrace Condominiums, Phase III, 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 Windsor Terrace Condominiums, of record in Book 7150, Page 924, and amended in Book 7436, Page 667, and re-recorded in Book 7464, Page 297, and further amended in Book 7661, Page 40, in Book 7729, Page 206, in Book 7980, Page 717, and in Instrument No. 200008110079911, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7150, Page 948, 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 Windsor Terrace Condominiums, Phase III, as set out on Exhibit "B" to the Amendment to the Master Deed, of record in Book 7661, Page 40, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Gigi C. Archuleta, married, by Warranty Deed dated September 17, 1999, from Tammy L. Jackson Holt and husband, Mark D. Holt, of record in Book 11669, Page 768, Register's Office for Davidson County, Tennessee. Gigi C. Archuleta and Vincent Archuleta have since divorced by Final Decree of record in File No. 99D-2935 and Minute Book 964, Page 176811, Circuit Court for said County.

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 Windsor Terrace Condominiums, Phase III, 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 prorated and assumed by the Grantee herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **233 Windsor Terrace Drive, Nashville, TN 37221** .

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 **25th** day of **May, 2005.**

GIGI C. ARCHULETA

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 **GIGI C. ARCHULETA,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **May, 2005.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09