Davidson County DEEDWARR
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Fees:13.00 Taxes:271.95
20050922-0114053

This Instrument prepared by:
Vanessa A. Jackson

RAY, JACKSON & LANE, P.C.
P.O. Box 1027
111 North Atlantic Street
Tullahoma, Tennessee 37388

Real Property Tax Responsibility &
Owners:

Richard B. and Carol L. Darden
1800 Country Club Dr.
Tullahoma, TN 37388

(Map 117-15-A, Parcel 103.00C0)

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Harold E. Thornton and wife, Beverly J. Thornton** ("Grantors"), have bargained and sold and by these presents do hereby transfer and convey unto **Richard B. Darden and wife, Carol L. Darden** ("Grantees"), their heirs and assigns, the following described real estate located in the Davidson County, State of Tennessee, bounded and described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-211 also know as Parcel No. 103 of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 64, Register's Office of Davidson County, Tennessee, to which source reference is hereby made more complete details of description, together with the said Apartment's appurtenant undivided interest in the general limited common elements of the Condominium.

Being the same property conveyed to Harold E. Thornton and wife, Beverly J. Thornton, by deed from Doyle Grizzell and spouse, Eleanor R. Hailey of record in Instrument 200309120134504, Register's Office of Davidson County, Tennessee.

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

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Plat Book 5200, page 64, Register's Office of Davidson County, Tennessee, 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 he condominium Master Deed of record in Book 5304, page 702, Book 5304, page 745, Book 7841, page 557, Book 9830, page 181, 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; Easement by M.C. Morris and Disney Averbuch, dedicated by instrument of record in Book 4320, pag 896, said Register's Office; Easement granted to Metropolitan Government for Sanitary sewers and/or Store Drainage of record in Book 3879, page 569, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the Grantees, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 16 day of Sept., 2005.

Harold E. Thornton

Beverly J. Thornton

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, a Notary Public, the within named, Harold E. Thornton and wife, Beverly J. Thornton, 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, this 16 day of Sept., 2005.

VANESSA A. JACKSON NOTARY PUBLIC AT LARGE COFFEE COUNTY TENNESSEE

My Commission Expires: 6/7/08 NOTARY PUBLIC

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 73,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X Richard B. Dunn
Affiant

Subscribed and sworn to before me this the 16 day of Sept., 2005.

My Commission Expires: 6/7/08 *Notary Public*

VANESSA A. JACKSON NOTARY PUBLIC AT LARGE COFFEE COUNTY TENNESSEE