Box 8
File #46699

This document prepared by:

Consumer Trust Title & Escrow

219 Ward Cr., Ste. 3
Brentwood, TN 37027
615-369-0039

Davidson County DEEDWARR
Recvd: 10/18/05 13:31 3 pgs
Fees:18.00 Taxes:414.40
20051018-0125640

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SALLIE M. CROMWELL, UNMARRIED** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **WILBURN C. TUCKER,** an unmarried man hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 128, Apartment No. 15-Z, on the Plan of Georgetown Condominium Apartments, of record in Book 5200, Page 4, Register's Office for said county, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133, and Book 6079, Page 516, said Register's Office.

Property was further conveyed to Jeffrey S. Patterson by Warranty Deed of Jason Guthrie, unmarried (aka Jason Scott Guthrie) dated July 16, 2003 and recorded August 13, 203 in Inst. No. 20030813-0116659, Register's office for Davidson County, Tennessee.

Property further conveyed to Sallie E. Cromwell, unmarried by Warranty Deed of Jeffrey S. Patterson recorded October 19, 2004 in Inst. No. 20041019-0125357, Register's Office for Davidson County, Tennessee.

Map Parcel Number: **131-1-D-128CO**

THIS PROPERTY IS KNOWN AS: 5025 HILLSBORO ROAD, #15-Z, NASHVILLE, TN 37215

SUBJECT to Master Deed and By-Laws of record in Book 5211, Page 325, Book 5616, Page 133, Book 6079, Page 516, Charter of HOA of record in Book 5233, Page 459, all matters shown on the Plan of record in Book 5200, Page 4, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Plan of record in Book 5200, Page 4, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 17th day of October, 2005.

Sallie E. Cromwell

Grantor
Sallie E. Cromwell

STATE OF TN
COUNTY OF DAVIDSON

On this 17th day of October, 2005, before me personally Sallie E. Cromwell to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

HOWARD ELLIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: _____

Commission Expires: _____

My Commission Expires JUNE 8, 2013

Grantor(s) Name, Address, phone:
Sallie E. Cromwell
3817 Woodmont Lane
Nashville, TN 37215

Grantee(s) Name, Address, phone:
Wilburn C. Tucker
5025 Hillsboro Road, #15-Z
Nashville, TN 37215

SEND TAX STATEMENTS TO : CAPITAL BANK AND TRUST CO., 1808 WEST END AVENUE, STE. 600, NASHVILLE, TN 37203

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$112,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17th day of October, 2005

Jennifer Hanchey
Affiant

Jennifer Hanchey
Type or Print Name

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Seal)

Deborah H. Berrie
Notary Public

My commission expires:

3/25/06

Deborah H. Berrie
Type or Print Name