# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/06 13:51 3 pgs
Fees:18.00 Taxes:388.50

20060303-0025020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Cynthia S. Barton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY March 2006

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cynthia S. Barton, ~~an unmarried~~ | GMAC BANK | MAP 43-2A |
| (NAME) | (NAME) | |
| 202 Cedarwood Lane | 100 Witmner Rd. # 91 | PARCEL 202 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Horsham, PA 19044 | |
| (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, Margaret G. Thornton and husband, James H. Thornton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia S. Barton, an unmarried woman

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:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 202 on the Plan of a Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, as clarified by Clarification of Plat of record in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes more fully set forth in Master Deed for Cedarwood Condominiums of record in Book 5707, Page 121, and all amendments thereto as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret G. Thornton and husband, James H. Thornton by Warranty Deed from Thomas E. Moore and wife, Constance M. Moore of record at Instrument No. 20050928-0116485 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO By-Laws of Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Book 5307, Page 231, Register's Office for Davidson County, Office for Davidson County, Tennesse; further subject to Revised Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee, and Supplementary Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5669, Page 132; Book 6053, Page 422; Book 6119, Page 402; Book 6216, Page 434, said Register's Office as amended in Book 6707, Page 216; Book 9010, Page 503 and Book 9010, Page 505, said Register's Office; further subject to the Plan of the Re-Subdivision of a portion of Phase Two, Cedarwood

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 202 Cedarwood Lane, Madison, TN 37115
(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 our hand s this 1st day of March 2006

Margaret G. Thornton

James H. Thornton

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 Margaret G. Thornton and husband, James H. Thornton

the bargainor s, 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 Madison, Tennessee, this 1st day of March, 2006.

Commission expires March 25, 2006

Notary Public

DEANIE L. GREGORY
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

Courtyard Homes, Buildings N-thru Z (inclusive) of record in Plat Book 5200, Page 590, as clarified by Clarfication of Plat of record in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon; further subject to a Sanitary Sewers and/or Storm Drainage Easement in favor Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4845, Page 36, Register's Office for Davidson County, Tennessee, and further subject to 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; also subject to easements, rights and interests of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants and restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of Cedarwood Condominiums of record in Book 5707, Page 121, Register's Office for Davidson County, Tennessee, as amended in Book 5720, Page 912; Book 5776, Page 741, said Register's Office.