File Box 24B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/07 10:08 2 pgs
Fees:13.00 Taxes:158.73
20070226-0023228

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,900.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 2007

ANN B. WADDELL NOTARY PUBLIC DAVIDSON COUNTY, TN (AFFIX SEAL) LARGE

Notary Public

MY COMMISSION EXPIRES: November 24, 2007

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary J. Parkes (NAME)	Gary J. Parkes (NAME)	MAP 90-11-A-0
1301 Sawyer Bend Circle (ADDRESS)	1301 Sawyer Bend Circle (ADDRESS)	PARCEL 156.00 C0
Franklin, TN 37069 (CITY) (STATE) (ZIP)	Franklin, TN 37069 (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, Michael Copas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary J. Parkes and wife, Susan L. Parkes

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. R-156, in a Horizontal Property Regime as shown on the condominium site plan of Rock Harbor Condominium, as of record in Book 6153, Page 463-466, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael Copas by deed from W. Casey Reed of record in Book 10932, Page 977, Register's Office, Davidson County, Tennessee.

NOTE: This in not nor has it ever been the primary residence of Michael Copas.

This is the same description as in previous deed of record.

This conveyance is subject to 2007 taxes, prorated and assued by the Grantees; The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and

CONTINUED

unimproved ( )
This is improved (X) property, known as 515 Basswood Avenue, R-156, Nashville, TN 37209
(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 22nd day of February, 2007

Michael Copas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Copas

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 Brentwood, Tennessee, this 22nd day of February 2007

Commission expires November 24, 2007

A. Bl Waddell
Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Rock Harbor Condominiums, as of record in Book 6153, Page 463-466, and Master Deed of record in Book 6153, Page 42, and restated of record in Book 6162, Page 251, and Charter of record in Book 6145, Page 762, said Register's Office. Subject to the rights and claims of parties in possession and to any and all leases not of record.