File Box #24

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/01 08:30 2pgs
Fees:13.00 Taxes:296.00

20011102-0119691

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Catron (NAME)	AmSouth Bank (NAME)	MAP 162, GROUP 1B
440 Claircrest Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 27.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	05DU-77575

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, Henry Hill, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer L. Catron, a married 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:

BEING Unit 27, Phase 2, Clairmont, of record in Book 6050, Page 323, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6988, Page 542, amended in Book 7269, Page 223; By-Laws of record in Book 6988, Page 552, amended in Book 8251, Page 180; Charter of record in Book 6988, Page 536, and amended in Book 7960, Page 128, Book 8168, Page 430, and Book 8172, Page 28; Deed conveying common area of record in Book 7370, Page 995, and Book 8673, Page 523, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Henry Hill, Jr. by deed from Nancy Maria Jackson-Gardner and husband, Danny W. Gardner, of record in Instr: 20010703-0070425, Register's Office, Davidson County, Tennessee.

This is investment property and is not subject to marital rights.

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

This conveyance is subject to Storm Water Detention Agreement of record in Book 6719, Page 701, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 440 Claircrest Drive, Antioch, TN 37013
(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 31st day of October 2001

Henry Hill, Jr.

Henry Hill, Jr.

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 Henry Hill, Jr.

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 Nashville, Tennessee, this 31st day of October 2001.

Commission expires 1-26-2002

Notary Public

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

This conveyance is subject to any and all easements, if any.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.