WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: 7-30-05
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 07/30/2005

Davidson County DEEDWARR
Recvd: 11/28/01 09:49 2pgs
Fees:13.00 Taxes:473.60

20011128-0129763

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Bradfield Scarbrough (NAME)	First Horizon Home Loan (NAME)	161-140-B 104.00
104 Highland Villa Drive (ADDRESS)	P.O. Box 146 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Mary Margaret Scarbrough, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Bradfield Scarbrough, unmarried

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 apartment in Davidson County, TN, described as Unit 104 Highland Villa Condos, a Condominium, a Horizontal Property Regime, located on Highland Villa Drive Davidson County, TN, as shown on the plat of Highland Villa Condominiums, Condominium apartments, recorded in Plat Book 6200, page 473, said Register's Office, and described in a Master Deed recorded in Book 7278, page 312, Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610 and Book 10871, page 232, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Highland Villa Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7278, page 312, Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610, and Book 10871, page 232; and By-Laws recorded in Book 7278, page 334, Book 8090, page 537, Book 8131, page 95, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271 and Book 8658, page 595, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mary Margaret Scarbrough, by deed from John Stewart Walker and wife, Kimberly V. Walker, of record in Book 10440, page 691, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2001 have

CONTINUED

unimproved ( )
This is improved (X) property, known as 104 Highland Villa Drive, Nashville, TN 37211
(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 20th day of November, 2001

Mary Margaret Scarbrough by Jo Bonds Scarbrough POA
Mary Margaret Scarbrough

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared LaRenda Scarbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Mary Margaret Scarbrough, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mary Margaret Scarbrough, the bargainor, by the said LaRenda Scarbrough, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of November, 2001.

Jennifer
Notary Public

My Commission Expires: 7-30-05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: 07/30/2005

LEGAL DESCRIPTION CONTINUATION

been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed and By-Laws as recorded; Plan of record in Plat Book 6200, page 473; all in the Register's Office for Davidson County, TN.

The execution of this instrument is effected by the signature of LaRenda Scarbrough as Attorney-In-Fact for Mary Margaret Scarbrough, which Power of Attorney is of record in Instrument # * _____, Register's Office for Davidson County, TN.

* 20011128-0129762