Return To:
B-2844

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

Davidson County DEEDWARR
Recvd: 07/19/02 08:51 2pgs
Fees:13.00 Taxes:505.90

20020719-0087032

WARRANTY DEED

Address New Owner:
Julie A. Donley
232 Highland Villa Circle
Nashville, TN 37211

Send Tax Bills To:
~~Owner~~
Union Planters Bank
7130 Goodlett Farms Parkway
Cordova, TN 38018

Map-Parcel No.
161-14-B-232.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $137,000.00.

Julie A Donley
Affiant

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires:
~~August 3, 2005~~ 4/16/06

Subscribed and sworn to before me this 12 day of July, 2002.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **T & E LAND DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company,** ("Grantor") by these presents does hereby transfer, sell and convey to JULIE A. DONLEY ("Grantee ") her heirs and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 232 on the Plan of Highland Villa Condominiums, of record in Book 7278, page 312, as amended in 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, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being part of the same property conveyed to T & E Land Development Company, L.L.C, by deed from Highland Group, LTD, a Tennessee Limited Partnership, of record in Book 9892, page 477, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed by Quitclaim Deed from Highland Group Limited, L.P. to T & E Land Development, L.L.C. of record in Book 10871, page 235, Register's Office for Davidson County, Tennessee.

This property is subject to (1) All matters shown on the Plan of record at Book 7278, page 312, as amended in 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 and Book 8199, page 149, Book 8765, page 610, and Book 10871, page 232, Register's Office for Davidson County, Tennessee, (2) Master Deed and By-Laws, of record in Book 7278, page 312, as amended in 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 8658, page 595, Book 9730, page 265, Book 9730, page 271, Register's Office for Davidson County, Tennessee; (3) Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 8175, page 774; (4) Charter of Highland Villa Homeowner's Association, Inc., of record in Book 7278, page 310, Register's Office for Davidson County, Tennessee.

This is improved property known a 232 Highland Villa Circle, Nashville, TN 37211.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to JULIE A. DONLEY her heirs and assigns forever.

AND the Grantor does hereby covenant with JULIE A. DONLEY that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said JULIE A. DONLEY, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of JULY, 2002.

GRANTOR:

T and E Land Development Company, L.L.C, a Tennessee limited liability company

By: J. D. Eatherly, Chief Manager

J. D. Eatherly, Chief Manager

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 J. D. Eatherly with whom I am personally acquainted and who, upon oath, each acknowledged himself to be the Chief Manager of T & E Land Development Company, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 12th day of July, 2002.

WILLIAMSON COUNTY, TENNESSEE ★ JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE

My Commission Expires:

~~August 3, 2005~~ 4/16/06

Notary Public