WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/02 11:03 2pgs
Fees:13.00 Taxes:603.10

20021218-0156090

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 163,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF DECEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-28-03

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kenneth G. Hill	First Horizon Home Loan Corp.	MAP: 131-06- E
208 Boxmere Road	10741 King William	Parcel: 208CO
Nashville, TN 37215	Dallas, TX 75220	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES E. PIERCE AND WIFE, MARSHA K. PIERCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KENNETH G. HILL, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 208 Boxmere ~~Road~~ Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 13th day of December, 2002.

Charles E. Pierce

Marsha K. Pierce

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Charles E. Pierce and Marsha K. Pierce, 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 Brentwood, Tennessee , this 13th day of December, 2002.

Notary Public

My Commission Expires: 5-28-03

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 208, of Burton Hills, Village of Boxmere, Phase I, A Condominium, created unter Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Edgar H. Pierce, Jr. and wife, Sarah R. Pierce, by deed from Jerry R. Atnip, unmarried, of record in Book 10533, page 594, said Register's Office. Being further conveyed to Charles E. Pierce, unmarried by Quitclaim Deed from Edgar H. Pierce, Jr. and wife, Sarah R. Pierce of record in Instrument No. 20010821-0090448, said Register's Office. The said Charles E. Pierce having since married.

Marsha K. Pierce joins in this conveyance solely to relinquish any marital interest she may have in the property by virtue of her marriage to Charles E. Pierce.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.