Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020394

Davidson County DEEDWARR
Recvd: 02/05/03 10:45 2pgs
Fees:13.00 Taxes:388.50
20030205-0015794

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie B. Fuqua** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Vicki N. Warren** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Oakland Trace Condominiums, Phase III, as shown by plat of record in Book 6900, page 454, Register's Office for said County, to which plat reference is here made for a more complete description thereof and as further set forth in Master Deed of record in Book 7506, page 623, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julie B. Fuqua by Deed from Catherine LeMay aka Catherine T. Sanderson LeMay and spouse, Jon C. LeMay dated 10-30-00, recorded 11-01-00, in Instrument #200011010108452, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed of Oakland Trace Condominiums, Phase III as of record in Book 7506, page623, Register's Office for Davidson County, Tennessee and further subject to the Plan of Oakland Trace Condominiums, Phase III of record in Plat Book 6900, page 454, Register's Office for Davidson County, Tennessee which shows an Owner's Certificate, certain notes, easements and building setback lines as set forth thereon.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 29 day of January, 2003.

Julie B. Fuqua

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Julie B. Fuqua** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 29 day of January, 2003

Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

My Commission Expires: 5·22·04

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 day of January, 2003.

Notary Public

My Commission Expires: 5·22·04

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

MAP AND PARCEL NUMBERS: 51-10-0-E- 6.00 CO

ADDRESS NEW OWNER:
802 Lewis Court
Madison, TN 37115

SEND TAX BILLS TO THE SAME ADDRESS