Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030017

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 **Carol Ann Morgan kna Ann Morgan Clay and husband, William Clay** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Stephen M. Brackman** (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:

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

Land in Davidson County, Tennessee, being a certain Condominium Apartment known as Unit No. 213 on the Plan fo Hillsboro Station Condominums, of record in Book 6250, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Carol Ann Morgan, a single woman, by Warranty Deed from Matthew B. Kneeland, unmarried, dated 3-12-98, recorded 3-13-98, in Book 10837, page 119, Register's Office for Davidson County, Tennessee.

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 12 day of February, 2003.

Ann Morgan Clay

Ann Morgan Clay

William Clay

William Clay

Davidson County DEEDWARR
Recvd: 02/14/03 10:16 2pgs
Fees:13.00 Taxes:489.88

20030214-0020216

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Ann Morgan Clay and William Clay** 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 12 day of February, 2003

Holly Leigh Grant
Notary Public

My Commission Expires: 5·22·04

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

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $132,400.00which 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 12 day of February, 2003.

Holly Leigh Grant
Notary Public

My Commission Expires: 5·22·04

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

MAP AND PARCEL NUMBERS: 117-03-0-D- 213.00 CO

ADDRESS NEW OWNER:
213 Hillsboro Place
Nashville, TN 37215

SEND TAX BILLS TO THE SAME ADDRESS