Return TO:
ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

This Instrument Prepared By:
Gibson & Gregory
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Joyce E. Jeffords

316 Boxmere Place
Nashville, TN 37215

MORTGAGEE:
Irwin Mortgage Corp.
400 Interstate N. Pkwy, Ste 500
Atlanta, GA 30339

Davidson County DEEDWARR
Recvd: 03/13/03 09:02 2pgs
Fees:13.00 Taxes:647.50
20030313-0033759

SEND TAX BILL:
~~Mortgagee~~
Same address

MAP AND PARCEL:
131-06-0-E,
316.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JEFFREY A. PRATT, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto JOYCE E. JEFFORDS, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 316, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase 1, a horizontal property regime established by Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308; Book 6908, page 738; Book 6911, page 831 and Book 6921, page 226, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned First Amendment to Master Deed of record in Book 6824, page 308, said Register's Office.
>
> Being the same property conveyed to Jeffrey A. Pratt by deed from Phillip Ray Harrison and wife, Mary D. Harrison, of record in Instrument Number 20010815-0088173, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 316 Boxmere Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 10th day of March, 2003.

Jeffrey A. Pratt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jeffrey A. Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 10th day of March, 2003.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $175,000.

AFFIANT

Subscribed and sworn to before me
this 10th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 5.22.04

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