This Document Prepared By:
HARWELL, PLANT & WILLIAMS
225 Mahr Avenue
Lawrenceburg, TN 38464

FILE BOX 45

TO: DIANE W. WILSON
FROM: JULIUS H. SPRY, JR, TRUSTEE, ANDREW SPRY, and SAMUEL S. SPRY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into by and between **JULIUS H. SPRY, JR., TRUSTEE, ANDREW SPRY, and SAMUEL S. SPRY, FIRST PARTY**, which expression shall include heirs, assigns and personal representatives, and, **DIANE W. WILSON SECOND PARTY**, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For and in consideration of the sum of **NINETY-SEVEN THOUSAND DOLLARS AND NO/100 ($97,000),** and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:
>
> Unit 106, Building 13, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200, page 131, said Register's Office, to which plan reference is hereby made.
>
> BEING the same property conveyed to James R. Lish and Wife Eva A. Lish, by deed from Randall Phillips Builders, Inc. filed for record in Book 5476, page 336, Register's Office for Davidson County, Tennessee. The said James R. Lish having since died.
>
> This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, including but not limited to assessments, all as made and provided in the exhibit to the Master Deed of record in Book 4918, page 125, Register's Office for Davidson County, Tennessee, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, as of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee.
>
> This being the same property conveyed to Elizabeth P. Spry by deed dated August 13, 1985, from Eva A. Lish, a single person, of record in Book 6630, page 763, Register's Office of Davidson County, Tennessee. Elizabeth P. Spry passed this life on August 23, 2002. In her Last Will

Davidson County DEEDWARR
Recvd: 03/13/03 11:58 3pgs
Fees:18.00 Taxes:358.90
20030313-0033983

and Testament she bequeathed the herein described property to Julius H. Spry, Jr., Trustee, for the benefit of Andrew J. Spry and Samuel Scott Spry, granting the Trustee full power and authority to sell or otherwise dispose of any part of the Trust upon such terms and conditions as the Trustee may see fit. Andrew J. Spry and Samuel Scott Spry are both *sui juris* and join in this conveyance for the purpose of ratifying the actions of the Trustee and conveying whatever interest they may have in the premises.

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PREPARED BY INFORMATION SUPPLIED BY PARTIES. NO TITLE SEARCH REQUESTED.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered.

FIRST PARTY COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this the 21st day of February, 2003, and the 14th day of March, 2003.

JULIUS H. SPRY, JR., TRUSTEE

ANDREW SPRY

SAMUEL S. SPRY

STATE OF TENNESSEE
COUNTY OF LAWRENCE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JULIUS H. SPRY, JR., TRUSTEE,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes herein contained and expressed.

Witness my hand and seal of office at Lawrenceburg, Tennessee, this the 21st day of February, 2003.

NOTARY PUBLIC

My Commission Expires:
December 9, 2006
(SEAL)

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ANDREW SPRY,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes herein contained and expressed.

Witness my hand and seal of office at Nashville, Tennessee, this the 4th day of March, 2003.

Juanita J. Herring
NOTARY PUBLIC

My Commission Expires:
9/16/05
(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **SAMUEL S. SPRY,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes herein contained and expressed.

Witness my hand and seal of office at Lawrenceburg, Tennessee, this the 21st day of February, 2003.

Mary R. Smith
NOTARY PUBLIC

My Commission Expires:
December 9, 2006
(SEAL)

STATE OF TENNESSEE - DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 97,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Diane W. Wilcox
Affiant

Subscribed and sworn to before me, this the 11th day of March, 2003.

Patricia Nicholls
Notary Public/Register

My Commission Expires:
1/29/05
(SEAL)

SEND TAX BILLS TO:

Churchill Mortgage Corporation
761 Old Hickory Blvd., Suite 400
Brentwood, TN 37027

PROPERTY ADDRESS:

5600 Country Drive, Unit 106
Nashville, TN 37211

MAP 162-9, PARCEL 21