(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of March, 2003.

Notary Public

My Commission Expires: 11.22.04

NOTARY PUBLIC AT LARGE

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/03 09:32 2pgs
Fees:13.00 Taxes:814.00
20030317-0034861

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Susan W. O'Reilly
134 Hearthstone Manor Circle
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 160-150-A-020.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelsey D. Beard and Rosslyn N. Beard** hereinafter referred to as Grantors, hereby transfers and conveys to **Susan W. O'Reilly, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 1, Building No. 1, on the Plan of Hearthstone Manor, Phase I, a Planned Unit Development, of record in Book 6250, Page 215, as amended in Book 6250, Page 398, Register's Office in Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

Being the same property conveyed to Kelsey D. Beard and wife Rosslyn N. Beard by Warranty Deed from George Edward Greene, II and wife Reba L. Greene, of record in Book 9959, Page 988, Register's Office for Davidson County, Tennessee, dated February 21, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 215; Book 6250, Page 398, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6424, Page 839; Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230; Book 7393, page 749; Book 7398, Page 907; Book 7403, Page 563; Book 11404, Page 149; Book 11749, Page 481;Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6437, Page 852; Book 7679, Page 16; Book 7769, Page 494, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 6499, Page 739; Book 6582, Page 158; Book 7393, Page 746, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7403, Page 568, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 134 Hearthstone Manor Circle, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs 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 my hand this 10th day of March, 2003.

Kelsey D. Beard

Rosslyn N. Beard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelsey D. Beard and wife Rosslyn N. Beard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-17-05

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