(1)

RECORD & RETURN TO:

WARRANTY DEED

File Box 9-B
First Title and Escrow Company, Inc.
#20176

Davidson County DEEDWARR
Recvd: 03/18/03 11:43 2pgs
Fees:13.00 Taxes:388.50

20030318-0035742

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF MARCH, 2003.

NOTARY PUBLIC

GEORGE E. MOYER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

THIS INSTRUMENT WAS PREPARED BY:
MUDTER, MORGAN AND PATTERSON
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20176

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eugene P. Reese, III 239 Summit Ridge Drive Nashville, TN 37215	First Horizon Home Loan Corp. 10741 King William Dallas, Texas 75220	131.05-239.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William E. Townsend, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Eugene P. Reese, III, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 239, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William F. Townsend, unmarried by deed from Lee A. Beaman, married appearing as Instrument No. 20011121-0127892, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. Charter of record in Book 6855, page 917, Book 8176, page 697;

3. Restrictions of record in Book 6841, page 349, Book 6847, page 122;

4. Easements of record in Book 5271, page 430, Book 10068, page 413, Instrument No. 20010912-0099679, Book 6869, page 157, Book 7776, page 899, Book 6869, page 162, Book 6870, page 966;

5. Agreements of record in Book 4821, page 20, Book 3388, page 503; and

6. All matters appearing on the Plan of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 239 Summit Ridge Drive, Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 14th day of March, 2003.

William E. Townsend

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, William E. Townsend, with whom I am personally acquainted, and who acknowledged that he exeuted the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of March, 2003.

Notary Public

My Commission Expires:_____

GEORGE F. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 200