RETURN TO: FIRST TITLE AND ESCROW
File Number 20117
2000 Richard Jones Road Suite 110
Nashville, Tennessee 37215

File
B049B

(1)

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***120,000.00.

Kate Berlin
Affiant

Subscribed and sworn to before me this 27TH day of March, 2003.

Notary Public

My Commission Expires

WILLIAM CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 04/02/03 12:17 2pgs
Fees:13.00 Taxes:444.00
20030402-0043465

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
KATE BERLIN 3000 Hillsboro Road #43 Nashville, Tennessee 37215	COUNTRYWIDE HOME LOANS 750 Old Hickory Boulevard #180 Brentwood, Tennessee 37027	MAP 117-3-A PARCEL 43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($***120,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, LAURA N. LIPSCOMB, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto KATE BERLIN, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 43 as shown on the plat of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, which is a condominium plat, and to which reference is made for a more complete description.

BEING the same property conveyed to Laura N. Lipscomb by Special Warranty Deed from Federal National Mortgage Association of record in Book 7947, page 472, Register's Office for Davidson County, Tennessee.

This is improved property known as 3000 Hillsboro Road #43, Nashville, Tennessee 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 GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Versailles Apartments of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of March, 2003.

Laura N. Lipscomb
LAURA N. LIPSCOMB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura N. Lipscomb, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2003.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee