WARRANTY DEED

This instrument was prepared by:
Ashley N. Arnold, Esq.
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

Return To:
MIDDLE TENNESSEE ESCROW CO.
7000 EXECUTIVE CENTER DR.
SUITE 110
BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mark T. Epperson	SAME	92-13A #2
223 37th Avenue, N		
Nashville, TN 37209		

Davidson County DEEDWARR
Recvd: 04/08/03 13:38 2pgs
Fees:13.00 Taxes:492.10
20030408-0046441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Affiant

Sworn to and subscribed before me this the 31 day of March, 2003.

Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Hayden M. Harris hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto Mark T. Epperson, hereinafter referred to as Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Sylvan Square Condominiums, as of record in Book 7334, page 555, which is exhibit "C" to the Master Deed and which amends the plat of record in Book 5190, page 288, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hayden M. Harris from by Deed from Charles Allison Babb and wife Karen H. Babb of record in Book 9933, page 673, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

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, his successors and assigns forever, and the said 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.

AND the said Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31 day of March, 2003.

HAYDEN M. HARRIS

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 **Hayden M. Harris,** 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, at Nashville, Tennessee, on this the 31st day of March, 2003.

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

1-27-07