Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

~~39-B~~
File #03-1180

Davidson County DEEDWARR
Recvd: 04/11/03 10:44 2pgs
Fees:13.00 Taxes:1095.20
20030411-0048458

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara O'Leary Carlton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shannon Hunt,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-1 on the plan of Estes Square, of record in Book 6250, page 313 and further set forth in Exhibit "B" Amendment to Master Deed of record in Book 6814, page 224, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by this reference hereto.

Being the same property devised to Barbara O'Leary Carlton by the Last Will And Testament of Jack R. O'Leary of record in Will Book 188, page 231, Probate Court of Davidson County, Tennessee. Being the same property conveyed to said Jack R. O'Leary, unmarried by Warranty Deed of record in Book 7812, Page 972, Registers office for said County.

The property conveyed herein is subject to restrictions, easements, liens, and other matters set forth in the Master Deed and By-Laws of record in Books 6623-559, 6623-555, 6814-141, and 7420-430, Property Taxes for the current year which have been prorated between the parties.

This is improved property, known as: 614 Estes Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 9th day of April, 2003

Barbara O'Leary Carlton _____
Barbara O'Leary Carlton

State of Tennessee)
County of Davidson)

On this 9th day of April, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barbara O'Leary Carlton , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as is free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH W. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 296,000.00.**

X Barbara O. Carlton
Affiant

Sworn and subscribed before me on this the 9th day of April, 2003.

Notary Public

My Commission Expires: 7-30-05

KENNETH W. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Shannon Hunt **614 Estes Road** **Nashville, TN 37215**	FRANKLIN FINANCIAL MORTGAGE 110 THIRD AVE N. FRANKLIN, TN 37064	**116-4-B-2CO**