Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030018

Davidson County DEEDWARR
Recvd: 04/21/03 15:14 2pgs
Fees:13.00 Taxes:891.33
20030421-0052127

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason A. Deaton and wife, Sara L. Deaton** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **John Braswell, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Unit No. 5 in Hillsboro Hall, Phase I, a private element horizontal property regime (being the plan of the Village at Hillsboro), located at 4204 Hillsboro Pike, Davidson County, Tennessee, and described in a Declaration, of record in Book 11713, page 350, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lot, property, co-owners and tenants of Hillsboro Hall, Phase I, a private element horizontal regime, contained in the Declaration and By-Laws appended thereto, recorded in Book 11713, page 356, and Instrument No. 200002020010655, and Plat of record in Book 11700, page 45, Register's Office for Davidson County, Tennessee, are incorporated in the Deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 60, 61, and 62 and a portion of Lot 66, Hollywood Place, recorded in Book 547, pages 85 and 86, and being Lot 1 and a portion of Lot 2, of record in Book 9700, page 786, said Register's Office.

Being the same property conveyed to Jason A. Deaton and wife, Sara L. Deaton by Deed from Haury and Smith Contractors, Inc. dated 3-31-00, recorded 4-4-00, in Instrument #200004040033663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the aforesaid Master Deed, By-Laws, and Plats, and electrical cross-easements recorded in Book 11622, page 610, said Register's office, Charter for Hillsboro Hall, Phase I, Inc., recorded in Book 11728, page 763 and Corporate By-Laws recorded in Book 11713, page 381, said Register's Office, and taxed for the year 2000 and said matters are excepted from the warranty and covenants of this deed.

This conveyance is made subject to any and all zoning regulations, building restrictions of record in Book 11713, page 350 & 356, Book 11713, page 381, Instrument #200002020010655, said Register's Office, easements and/or setback lines of record in Book 11700, page 45, said Register's Office, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 28 day of March, 2003.

Jason A. Deaton

Jason A. Deaton

Sara L. Deaton

Sara L. Deaton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jason A. Deaton and wife, Sara L. Deaton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 28 day of March, 2003

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Holly Leigh Grant

Notary Public

My Commission Expires: 5-22-04

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,900.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28 day of March, 2003.

Holly Leigh Grant

Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TN

My Commission Expires: 5-22-04

MAP AND PARCEL NUMBERS: 131-02-0-D- 5.00 CO

ADDRESS NEW OWNER: John Braswell
4204 Hillsboro Road, # 105
Nashville, TN 37215

SEND TAX BILLS TO THE SAME ADDRESS