WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny Carter (NAME)	Chase Manhattan Mortgage (NAME)	MAP 162-01-A
400 Hickory Glade Drive, #35 (ADDRESS)	4915 Independence Parkway (ADDRESS)	PARCEL 35
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Tampa, Florida 33634-7540 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James C. Hailey, Jr. and Mary Louise Grant, Co-Executors of the Dorothy Taylor Hailey Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Penny Carter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 35 on the Plan of Phase I, Hickory Glade, of record in Plat Book 6250, pages 888-889, Register's Office for Davidson County, Tennessee, to which Plan refrence is hereby made for a more complete description thereof.

Being the same property conveyed to Dorothy T. Hailey by deed from Lois Jean Pennington, unmarried, of record in Book 8006, page 921, said Register's Office. Dorothy T. Hailey has since died. James C. Hailey, Jr. and Mary Louise Grant are Co-Executors of the Dorothy Taylor Hailey Estate under the Will of Dorothy Taylor Hailey of record in Will Book 4679, page 863265, in the 7th Circuit Court of Davidson County, Tennessee, Probate Division. Dorothy T. Hailey was the same person as Dorothy Taylor Hailey.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page s 888-889, said Register's Office; (c) Bylaws of record in Book 6878, page 390 and Book 10697, page 182, and (d) restrictive covenants of record in Book 6824, page 929, Book 6598, page 896, Book 6824, page 952, Book 6898, page 9, Book 6898, page 920, Book 6957, page 473 and Book 7959, page 869, said Register's Office.

unimproved ( )
This is improved (X) property, known as 400 Hickory Glade Drive Unit 35, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 18th day of April, 2003

James C. Hailey, Jr., Co-Executor

Mary Louise Grant, Co-Executor

Davidson County DEEDWARR
Recvd: 04/22/03 08:05 2pgs
Fees:13.00 Taxes:307.10

20030422-0052551

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 James C. Hailey, Jr. and Mary Louise Grant, Co-Executors

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2003.

Commission expires _____

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public