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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>Return to:<br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 20598** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $166,000.00.<br><br>Kerry G. Gillihan<br>Affiant<br><br>Subscribed and sworn to before me this 1st day of MAY, 2003.<br><br>Notary Public<br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

## WARRANTY DEED

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| **Address New Owner:**<br>Ms. Jenny Beth Gillihan and<br>Mr. and Mrs. Kerry G. Gillihan<br>702 Arkland Place<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>First Horizon Home Loan Corp.<br>P.O. Box 7481<br>Springfield, OH 45501 | **Tax Information:**<br>MAP 131-06-G<br>PAR 702.00 CO<br>FB 07DA 92539 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, EUGENE E. STEPHENS, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JENNY BETH GILLIHAN, UNMARRIED AND KERRY G. GILLIHAN AND WIFE, PAM GILLIHAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 702 Arkland Place, Nashville, Tennessee 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of MAY, 2003.

Eugene E. Stephens
EUGENE E. STEPHENS

Davidson County DEEDWARR
Recvd: 05/16/03 15:29 2pgs
Fees:13.00 Taxes:614.20
20030516-0067371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, EUGENE E. STEPHENS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of MAY, 2003.

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Notary Public

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit No. 702, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7309, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2 and 11, Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eugene E. Stephens and Sallye Tune, both unmarried by deed from Gerald N. Perry and wife, Kathleen D. Perry of record in Book 10286, page 59, said Register's Office. The said Eugene E. Stephens and Sallye Tune subsequently married and Sallye Tune Stephens has since died. Affidavit as to Heirs appearing as Instrument No. 20020424-0050613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6911, page 120, and in Book 7076, page 691, Book 7076, page 696, amended in Book 7309, page 859; (3) Easements of record in Book 3702, page 250, and Book 4298, page 491; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 978 amended in Book 6900, page 201, said Register's Office.