THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20697-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $223,000.00. Affiant Subscribed and sworn to before me this May 12, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Kristine Ruth Ketcham 3035 Woodlawn Drive Nashville, TN 37215	**Send Tax Bills To:** First Horizon Home Loan Corporation P.O. Box 7481 Springfield, OH 45501	**Tax Information:** Map No.117.02 Parcel No. 013.00 CO

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, **Suzanne E. Jankowski,** (~~"Grantor"~~ Unmarried), has this day bargained and sold, and does hereby transfer and convey to **Kristine Ruth Ketcham, Unmarried, a/k/a Kristine R. Ketcham,** ("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 3035 Woodlawn Drive, Nashville, TN, 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 May 12, 2003.

Suzanne E. Jankowski

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Suzanne E. Jankowski** , 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 within instrument for the purposes therein contained.

Witness my hand, at office, this May 12, 2003.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 30, 2004

Davidson County DEEDWARR
Recvd: 05/19/03 10:34 2pgs
Fees:13.00 Taxes:825.10

20030519-0067734

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, reinstated in Book 8263, page 703, said Register's Office.

Being the same property conveyed to Suzanne E. Jankowski, an unmarried woman by deed from Lynda Jane Hooten Elam, married joined by her husband, Wade H. Elam of record in Book 10386, page 894, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) By-Laws of The Clairmont, of record in Book 7096, page 948, Register's Office for Davidson County, Tennessee; and
4) Charter of Incorporation of The Clairmont Homeowner's Association of Nashville of record in Book 7137, page 826, amended in Book 7960, page 128, Book 8168, page 430, Book 8172, page 28, Register's Office for Davidson County, Tennessee;
5) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for The Clairmont, of record in Book 7096, page 940, amended in Book 7108, page 98, restated in Book 8263, page 703, Register's Office for Davidson County, Tennessee; and
6) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.; and
7) All matters appearing on the Plan of record in Plat Book 6200, page 393, amended in Book 6200, page 551, Register's Office for Davidson County, Tennessee.