THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20659**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Tina C. Huggins Affiant Subscribed and sworn to before me, this 28th day of APRIL, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Tina C. Huggins 326 Elmington Avenue, #8 Nashville, TN 37205	NEW OWNER	MAP 104-10-C PAR 8 FB 07DA 71594

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, PAUL F. HAYES, JR., UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TINA C. HUGGINS, UNMARRIED ("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 326 Elmington Avenue, #8, Nashville, Tennessee 37205.

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 28th day of APRIL, 2003.

Paul F. Hayes Jr.

PAUL F. HAYES, JR.

Davidson County DEEDWARR
Recvd: 05/19/03 10:53 2pgs
Fees:13.00 Taxes:666.00

20030519-0067757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PAUL F. HAYES, JR., 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 28th day of APRIL, 2003.

My Commission Expires: _____ Notary Public

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. D-8 on the 2nd Revised Plan of Elmington Condominium of record in Plat Book 4660, page 60, 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 Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, page 547 and corrected in Book 4673, page 102, amended in Book 4963, page 265 said Register's Office.

Being the same property conveyed to Paul F. Hayes, Jr. and wife, Delores F. Hayes by deed from J.V. Edenfield and wife, Ann M. Edenfield of record in Book 5124, page 155, said Register's Office. The said Delores F. Hayes having since died.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265; (3) By-Laws of record in Book 4963, page 263; Book 5362, page 258 and Book 5516, page 302; and (4) All matters appearing on the Plan of record in Plat Book 4660, page 60, said Register's Office.