THIS INSTRUMENT PREPARED BY
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790-2951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $149,900.00.

Cornelia W. Matthews
Affiant

Sworn to and subscribed before me this 16 **day of May, 2003.**

Notary Public

My Commission Expires: 3.14.2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE TENNESSEE WILLIAMSON CO.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Cornelia W. Matthews	217 Brattlesboro Place	Owner	132-09-B
217 Brattlesboro Place	Nashville, TN 37204		209.00CO
Nashville, TN 37204			16DA 40268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($149,900.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **JOHN PRESTON MCPHAUL, by and through Lynn M. McPhaul, my Attorney-in-Fact** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **CORNELIA W. MATTHEWS** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit 209 Brattlesboro Place, a Condominium, a Horizontal Property Regime, located on Brattlesboro Place, Davidson County, TN, as shown on the plat of Brattlesboro Place, Condominium apartments, as shown as Exhibit "B" to the Master Deed in Book 6313, Page 496, and the plan of record in Plat Book 5200, Page 731, said Register's Office, and described in a Master Deed and By-Laws recorded in Book 6313, Page 496, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brattlesboro Place, Condominium Apartments contained in the Master Deed and By-Laws recorded in Book 6313, Page 496, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to John Preston McPhaul by Warranty Deed dated August 31, 2000 from Brooke Meyer-Napier and husband, James Napier and Don W. Meyer and wife, Carmen L. Meyer, of record in Instrument No. 20000905-0087412, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns,

Davidson County DEEDWARR
Recvd: 05/19/03 11:04 2pgs
Fees:13.00 Taxes:554.63
20030519-0067792

forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2003 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

Lynn M. McPhaul joins in this instrument to convey all of her right, title and interest in the above-referenced property by virtue of her marriage to John Preston McPhaul, Grantor herein.

WITNESS my hand this the 16 day of May, 2003.

John Preston McPhaul by Lynn M. McPhaul Atty. in Fact
JOHN PRESTON MCPHAUL, by and through Lynn M. McPhaul, Attorney-in-Fact

Lynn M. McPhaul
LYNN M. MCPHAUL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Lynn M. McPhaul, Attorney-in-Fact for John Preston McPhaul,** and on her own behalf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of John Preston McPhaul as his Attorney-in-Fact, and on her own behalf, for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 16 day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 3-14-2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE